

Local Market Update – December 2020

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	214	271	+ 26.6%	3,821	4,047	+ 5.9%
Closed Sales	304	342	+ 12.5%	3,155	3,503	+ 11.0%
Median Sales Price*	\$257,030	287,950	+ 12.0%	\$255,500	\$280,000	+ 9.6%
Average Sales Price*	\$269,066	\$297,877	+ 10.7%	\$263,893	\$290,725	+ 10.2%
Percent of Original List Price Received*	98.3%	99.2%	+ 0.9%	98.2%	98.8%	+ 0.6%
Days on Market Until Sale	38	25	- 34.2%	39	36	- 7.7%
Inventory of Homes for Sale	650	331	- 49.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

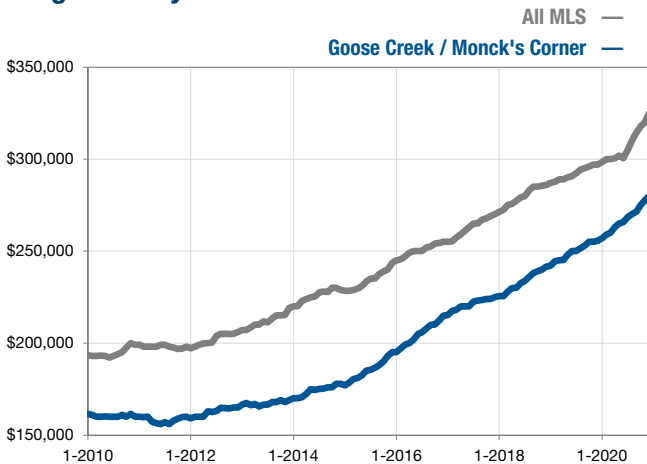
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	22	22	0.0%	452	499	+ 10.4%
Closed Sales	18	40	+ 122.2%	365	485	+ 32.9%
Median Sales Price*	\$175,000	\$194,000	+ 10.9%	\$164,990	\$185,375	+ 12.4%
Average Sales Price*	\$168,709	\$198,369	+ 17.6%	\$161,787	\$187,076	+ 15.6%
Percent of Original List Price Received*	98.9%	99.4%	+ 0.5%	98.4%	99.2%	+ 0.8%
Days on Market Until Sale	26	49	+ 88.5%	34	38	+ 11.8%
Inventory of Homes for Sale	67	19	- 71.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

