

Local Market Update – January 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

| Single-Family Detached | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 328 | 350 | + 6.7% | 328 | 350 | + 6.7% |
| Closed Sales | 200 | 246 | + 23.0% | 200 | 246 | + 23.0% |
| Median Sales Price* | \$270,732 | \$291,500 | + 7.7% | \$270,732 | \$291,500 | + 7.7% |
| Average Sales Price* | \$280,877 | \$298,136 | + 6.1% | \$280,877 | \$298,136 | + 6.1% |
| Percent of Original List Price Received* | 98.5% | 99.3% | + 0.8% | 98.5% | 99.3% | + 0.8% |
| Days on Market Until Sale | 39 | 26 | - 33.3% | 39 | 26 | - 33.3% |
| Inventory of Homes for Sale | 636 | 289 | - 54.6% | -- | -- | -- |

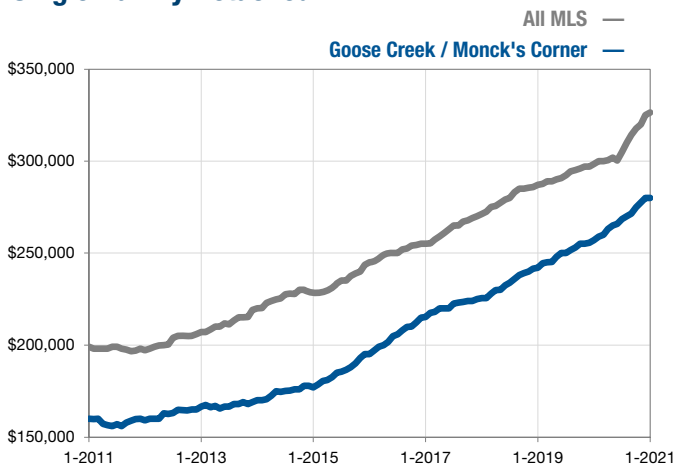
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 52 | 47 | - 9.6% | 52 | 47 | - 9.6% |
| Closed Sales | 22 | 27 | + 22.7% | 22 | 27 | + 22.7% |
| Median Sales Price* | \$157,000 | \$185,000 | + 17.8% | \$157,000 | \$185,000 | + 17.8% |
| Average Sales Price* | \$151,829 | \$201,113 | + 32.5% | \$151,829 | \$201,113 | + 32.5% |
| Percent of Original List Price Received* | 96.7% | 98.9% | + 2.3% | 96.7% | 98.9% | + 2.3% |
| Days on Market Until Sale | 26 | 16 | - 38.5% | 26 | 16 | - 38.5% |
| Inventory of Homes for Sale | 91 | 29 | - 68.1% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

