

Local Market Update – February 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

| Single-Family Detached | February | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 354 | 371 | + 4.8% | 682 | 721 | + 5.7% |
| Closed Sales | 233 | 279 | + 19.7% | 433 | 528 | + 21.9% |
| Median Sales Price* | \$275,000 | \$305,025 | + 10.9% | \$273,240 | \$299,950 | + 9.8% |
| Average Sales Price* | \$277,587 | \$314,982 | + 13.5% | \$279,107 | \$307,623 | + 10.2% |
| Percent of Original List Price Received* | 98.4% | 100.3% | + 1.9% | 98.5% | 99.8% | + 1.3% |
| Days on Market Until Sale | 60 | 27 | - 55.0% | 50 | 26 | - 48.0% |
| Inventory of Homes for Sale | 618 | 258 | - 58.3% | -- | -- | -- |

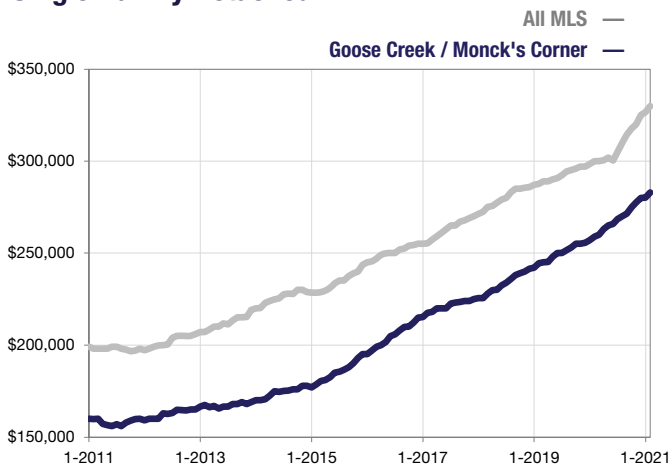
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | February | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 35 | 24 | - 31.4% | 87 | 69 | - 20.7% |
| Closed Sales | 20 | 30 | + 50.0% | 42 | 57 | + 35.7% |
| Median Sales Price* | \$176,495 | \$194,950 | + 10.5% | \$166,685 | \$187,500 | + 12.5% |
| Average Sales Price* | \$174,929 | \$189,794 | + 8.5% | \$162,829 | \$195,156 | + 19.9% |
| Percent of Original List Price Received* | 97.6% | 98.5% | + 0.9% | 97.1% | 98.7% | + 1.6% |
| Days on Market Until Sale | 48 | 23 | - 52.1% | 37 | 20 | - 45.9% |
| Inventory of Homes for Sale | 80 | 6 | - 92.5% | -- | -- | -- |

* 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

