

Local Market Update – March 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	312	474	+ 51.9%	994	1,195	+ 20.2%
Closed Sales	273	391	+ 43.2%	706	921	+ 30.5%
Median Sales Price*	\$269,435	\$316,000	+ 17.3%	\$271,173	\$305,000	+ 12.5%
Average Sales Price*	\$281,652	\$324,279	+ 15.1%	\$280,091	\$314,607	+ 12.3%
Percent of Original List Price Received*	98.3%	100.2%	+ 1.9%	98.4%	100.0%	+ 1.6%
Days on Market Until Sale	46	20	- 56.5%	49	24	- 51.0%
Inventory of Homes for Sale	589	221	- 62.5%	--	--	--

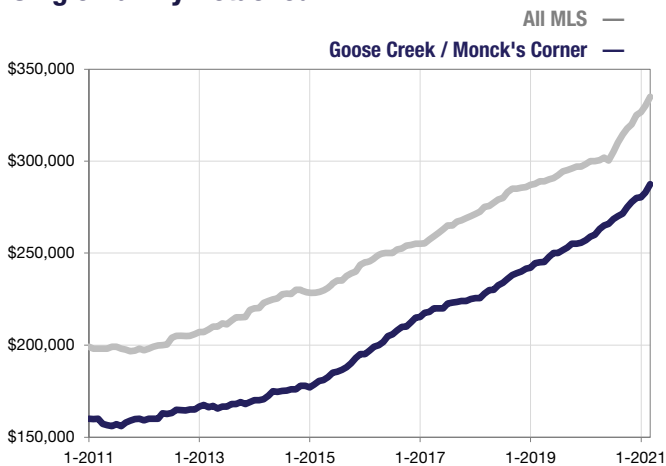
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	33	35	+ 6.1%	120	104	- 13.3%
Closed Sales	38	24	- 36.8%	80	82	+ 2.5%
Median Sales Price*	\$176,695	\$180,500	+ 2.2%	\$174,458	\$185,000	+ 6.0%
Average Sales Price*	\$177,309	\$186,554	+ 5.2%	\$169,707	\$192,246	+ 13.3%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	97.7%	98.8%	+ 1.1%
Days on Market Until Sale	49	5	- 89.8%	43	16	- 62.8%
Inventory of Homes for Sale	65	12	- 81.5%	--	--	--

* 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

