

Local Market Update – April 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	315	461	+ 46.3%	1,309	1,657	+ 26.6%
Closed Sales	274	374	+ 36.5%	980	1,306	+ 33.3%
Median Sales Price*	\$275,000	\$311,764	+ 13.4%	\$272,000	\$307,003	+ 12.9%
Average Sales Price*	\$292,546	\$321,702	+ 10.0%	\$283,573	\$316,395	+ 11.6%
Percent of Original List Price Received*	98.7%	101.1%	+ 2.4%	98.5%	100.3%	+ 1.8%
Days on Market Until Sale	39	20	- 48.7%	46	22	- 52.2%
Inventory of Homes for Sale	589	180	- 69.4%	--	--	--

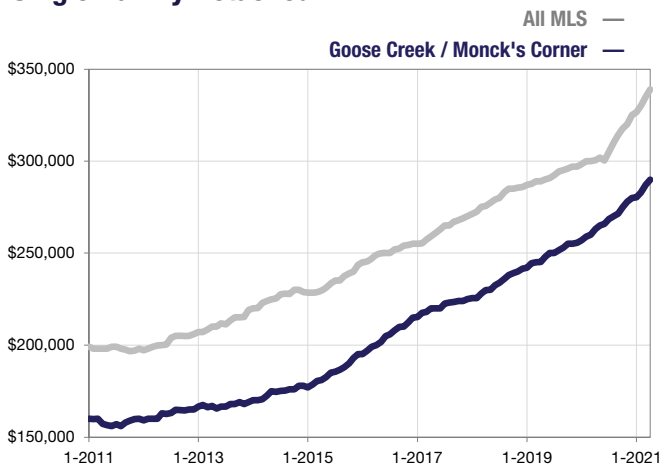
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	47	34	- 27.7%	167	138	- 17.4%
Closed Sales	26	39	+ 50.0%	106	121	+ 14.2%
Median Sales Price*	\$181,263	\$207,342	+ 14.4%	\$177,490	\$190,982	+ 7.6%
Average Sales Price*	\$192,134	\$209,231	+ 8.9%	\$175,208	\$197,721	+ 12.8%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	98.5%	99.3%	+ 0.8%
Days on Market Until Sale	52	21	- 59.6%	45	17	- 62.2%
Inventory of Homes for Sale	64	6	- 90.6%	--	--	--

* 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

