

Local Market Update – May 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	377	439	+ 16.4%	1,686	2,097	+ 24.4%
Closed Sales	259	405	+ 56.4%	1,239	1,715	+ 38.4%
Median Sales Price*	\$280,000	\$321,000	+ 14.6%	\$274,990	\$310,500	+ 12.9%
Average Sales Price*	\$290,486	\$330,036	+ 13.6%	\$285,018	\$319,493	+ 12.1%
Percent of Original List Price Received*	98.6%	101.7%	+ 3.1%	98.5%	100.6%	+ 2.1%
Days on Market Until Sale	39	15	- 61.5%	44	21	- 52.3%
Inventory of Homes for Sale	573	180	- 68.6%	--	--	--

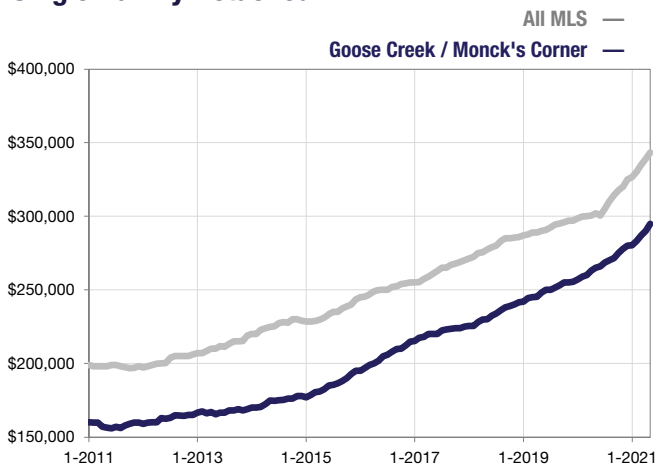
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	59	25	- 57.6%	226	163	- 27.9%
Closed Sales	49	39	- 20.4%	155	161	+ 3.9%
Median Sales Price*	\$181,025	\$193,180	+ 6.7%	\$178,983	\$193,000	+ 7.8%
Average Sales Price*	\$185,022	\$199,613	+ 7.9%	\$178,310	\$197,914	+ 11.0%
Percent of Original List Price Received*	99.0%	100.9%	+ 1.9%	98.7%	99.7%	+ 1.0%
Days on Market Until Sale	43	17	- 60.5%	44	17	- 61.4%
Inventory of Homes for Sale	61	8	- 86.9%	--	--	--

* 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

