

Local Market Update – July 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	362	541	+ 49.4%	2,356	3,091	+ 31.2%
Closed Sales	347	378	+ 8.9%	1,916	2,529	+ 32.0%
Median Sales Price*	\$282,900	\$325,000	+ 14.9%	\$275,000	\$315,750	+ 14.8%
Average Sales Price*	\$292,391	\$341,591	+ 16.8%	\$285,965	\$326,386	+ 14.1%
Percent of Original List Price Received*	98.9%	101.4%	+ 2.5%	98.6%	100.9%	+ 2.3%
Days on Market Until Sale	40	11	- 72.5%	44	17	- 61.4%
Inventory of Homes for Sale	479	318	- 33.6%	--	--	--

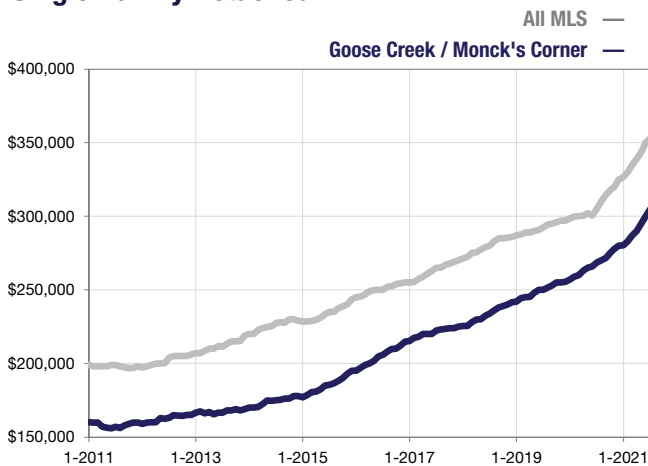
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	57	55	- 3.5%	324	247	- 23.8%
Closed Sales	60	33	- 45.0%	259	238	- 8.1%
Median Sales Price*	\$193,000	\$205,000	+ 6.2%	\$181,000	\$193,820	+ 7.1%
Average Sales Price*	\$192,022	\$204,659	+ 6.6%	\$181,613	\$200,188	+ 10.2%
Percent of Original List Price Received*	99.5%	102.0%	+ 2.5%	98.8%	100.4%	+ 1.6%
Days on Market Until Sale	30	8	- 73.3%	42	15	- 64.3%
Inventory of Homes for Sale	53	26	- 50.9%	--	--	--

* 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

