

Local Market Update – August 2021

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	335	425	+ 26.9%	2,691	3,516	+ 30.7%
Closed Sales	292	465	+ 59.2%	2,208	3,004	+ 36.1%
Median Sales Price*	\$282,700	\$342,900	+ 21.3%	\$275,000	\$319,107	+ 16.0%
Average Sales Price*	\$294,056	\$347,504	+ 18.2%	\$287,035	\$329,646	+ 14.8%
Percent of Original List Price Received*	98.7%	101.3%	+ 2.6%	98.6%	100.9%	+ 2.3%
Days on Market Until Sale	36	12	- 66.7%	43	17	- 60.5%
Inventory of Homes for Sale	445	346	- 22.2%	--	--	--

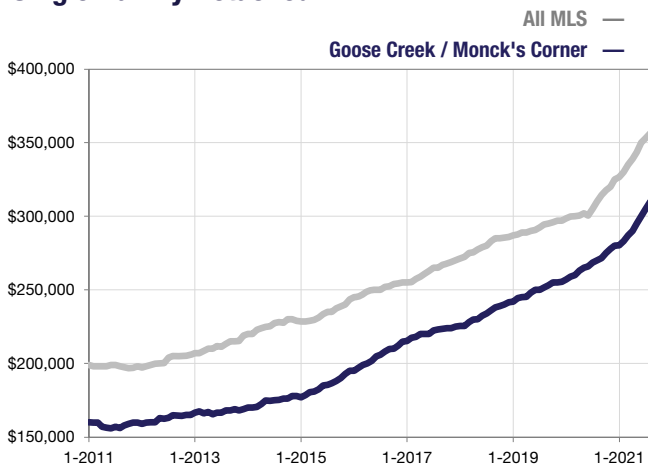
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	44	41	- 6.8%	368	290	- 21.2%
Closed Sales	35	37	+ 5.7%	294	275	- 6.5%
Median Sales Price*	\$180,500	\$200,000	+ 10.8%	\$180,995	\$195,000	+ 7.7%
Average Sales Price*	\$186,926	\$195,412	+ 4.5%	\$182,245	\$199,545	+ 9.5%
Percent of Original List Price Received*	98.6%	102.2%	+ 3.7%	98.8%	100.6%	+ 1.8%
Days on Market Until Sale	52	4	- 92.3%	43	13	- 69.8%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--

* 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

