

Local Market Update – January 2023

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	358	282	- 21.2%	358	282	- 21.2%
Closed Sales	282	214	- 24.1%	282	214	- 24.1%
Median Sales Price*	\$352,613	\$361,450	+ 2.5%	\$352,613	\$361,450	+ 2.5%
Average Sales Price*	\$371,719	\$393,078	+ 5.7%	\$371,719	\$393,078	+ 5.7%
Percent of Original List Price Received*	100.0%	94.6%	- 5.4%	100.0%	94.6%	- 5.4%
Days on Market Until Sale	17	51	+ 200.0%	17	51	+ 200.0%
Inventory of Homes for Sale	302	479	+ 58.6%	--	--	--

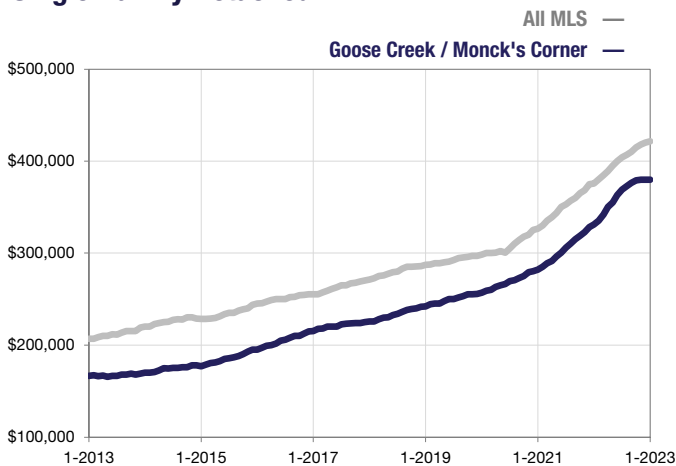
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	40	39	- 2.5%	40	39	- 2.5%
Closed Sales	22	14	- 36.4%	22	14	- 36.4%
Median Sales Price*	\$245,068	\$240,047	- 2.0%	\$245,068	\$240,047	- 2.0%
Average Sales Price*	\$239,033	\$268,895	+ 12.5%	\$239,033	\$268,895	+ 12.5%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	28	43	+ 53.6%	28	43	+ 53.6%
Inventory of Homes for Sale	35	61	+ 74.3%	--	--	--

* 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

