

Local Market Update – August 2023

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		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	384	381	- 0.8%	3,460	2,872	- 17.0%
Closed Sales	324	348	+ 7.4%	2,955	2,391	- 19.1%
Median Sales Price*	\$379,133	\$375,000	- 1.1%	\$380,000	\$374,185	- 1.5%
Average Sales Price*	\$392,612	\$392,757	+ 0.0%	\$397,747	\$396,845	- 0.2%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	100.9%	97.7%	- 3.2%
Days on Market Until Sale	20	28	+ 40.0%	16	38	+ 137.5%
Inventory of Homes for Sale	677	493	- 27.2%	--	--	--

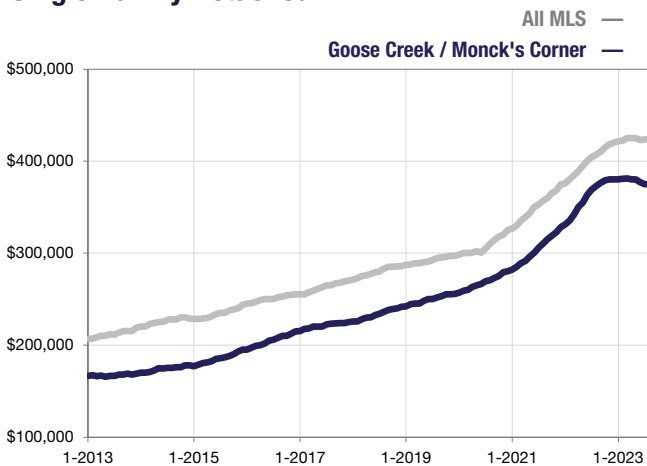
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	28	39	+ 39.3%	329	333	+ 1.2%
Closed Sales	30	45	+ 50.0%	305	230	- 24.6%
Median Sales Price*	\$275,079	\$292,990	+ 6.5%	\$266,725	\$278,950	+ 4.6%
Average Sales Price*	\$261,240	\$313,317	+ 19.9%	\$267,697	\$285,576	+ 6.7%
Percent of Original List Price Received*	101.3%	99.5%	- 1.8%	101.5%	98.8%	- 2.7%
Days on Market Until Sale	10	51	+ 410.0%	23	40	+ 73.9%
Inventory of Homes for Sale	50	77	+ 54.0%	--	--	--

* 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

