

Local Market Update – December 2023

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	231	231	0.0%	4,783	4,073	- 14.8%
Closed Sales	272	244	- 10.3%	4,213	3,441	- 18.3%
Median Sales Price*	\$360,850	\$389,282	+ 7.9%	\$380,000	\$376,857	- 0.8%
Average Sales Price*	\$395,051	\$427,462	+ 8.2%	\$400,400	\$400,901	+ 0.1%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	99.8%	97.8%	- 2.0%
Days on Market Until Sale	42	41	- 2.4%	21	36	+ 71.4%
Inventory of Homes for Sale	590	513	- 13.1%	--	--	--

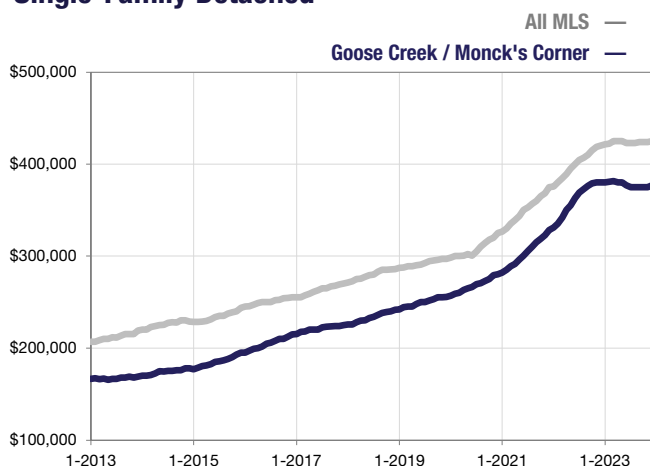
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	34	+ 142.9%	449	470	+ 4.7%
Closed Sales	19	33	+ 73.7%	408	393	- 3.7%
Median Sales Price*	\$250,000	\$290,191	+ 16.1%	\$268,295	\$288,697	+ 7.6%
Average Sales Price*	\$254,733	\$287,833	+ 13.0%	\$270,259	\$290,435	+ 7.5%
Percent of Original List Price Received*	98.7%	99.5%	+ 0.8%	101.0%	98.8%	- 2.2%
Days on Market Until Sale	57	44	- 22.8%	25	49	+ 96.0%
Inventory of Homes for Sale	71	103	+ 45.1%	--	--	--

* 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

