

# Local Market Update – March 2024

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



## Goose Creek / Monck's Corner

Areas 72, 73 & 74

| Single-Family Detached                   | March     |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2023      | 2024             | Percent Change | 2023         | 2024             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 386       | <b>367</b>       | - 4.9%         | 925          | <b>1,148</b>     | + 24.1%        |
| Closed Sales                             | 310       | <b>296</b>       | - 4.5%         | 814          | <b>762</b>       | - 6.4%         |
| Median Sales Price*                      | \$369,000 | <b>\$385,000</b> | + 4.3%         | \$367,945    | <b>\$382,237</b> | + 3.9%         |
| Average Sales Price*                     | \$385,925 | <b>\$416,462</b> | + 7.9%         | \$393,727    | <b>\$417,761</b> | + 6.1%         |
| Percent of Original List Price Received* | 97.6%     | <b>98.0%</b>     | + 0.4%         | 96.4%        | <b>98.0%</b>     | + 1.7%         |
| Days on Market Until Sale                | 45        | <b>34</b>        | - 24.4%        | 46           | <b>35</b>        | - 23.9%        |
| Inventory of Homes for Sale              | 502       | <b>549</b>       | + 9.4%         | --           | --               | --             |

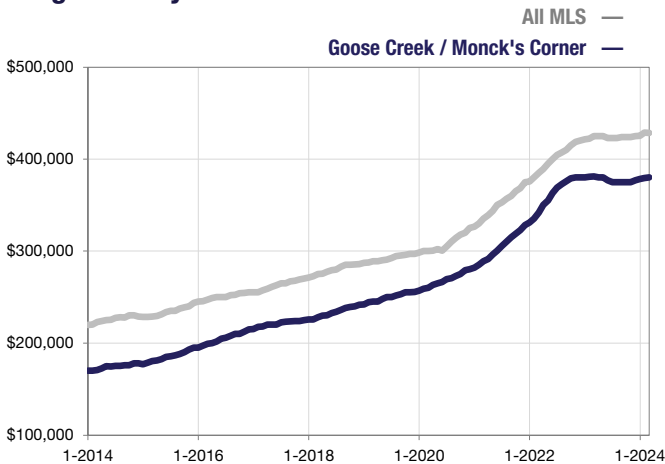
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | March     |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2023      | 2024             | Percent Change | 2023         | 2024             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 47        | <b>79</b>        | + 68.1%        | 107          | <b>154</b>       | + 43.9%        |
| Closed Sales                             | 33        | <b>29</b>        | - 12.1%        | 62           | <b>67</b>        | + 8.1%         |
| Median Sales Price*                      | \$261,000 | <b>\$285,000</b> | + 9.2%         | \$253,000    | <b>\$285,000</b> | + 12.6%        |
| Average Sales Price*                     | \$268,987 | <b>\$284,681</b> | + 5.8%         | \$265,727    | <b>\$286,808</b> | + 7.9%         |
| Percent of Original List Price Received* | 97.8%     | <b>98.8%</b>     | + 1.0%         | 98.3%        | <b>97.9%</b>     | - 0.4%         |
| Days on Market Until Sale                | 51        | <b>50</b>        | - 2.0%         | 48           | <b>71</b>        | + 47.9%        |
| Inventory of Homes for Sale              | 63        | <b>119</b>       | + 88.9%        | --           | --               | --             |

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

