

Local Market Update – May 2026

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	469	430	- 8.3%	2,005	2,047	+ 2.1%
Closed Sales	368	322	- 12.5%	1,398	1,317	- 5.8%
Median Sales Price*	\$420,000	\$405,883	- 3.4%	\$405,673	\$406,000	+ 0.1%
Average Sales Price*	\$449,860	\$433,620	- 3.6%	\$432,781	\$430,149	- 0.6%
Percent of Original List Price Received*	97.3%	97.9%	+ 0.6%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	44	48	+ 9.1%	49	53	+ 8.2%
Inventory of Homes for Sale	847	794	- 6.3%	--	--	--

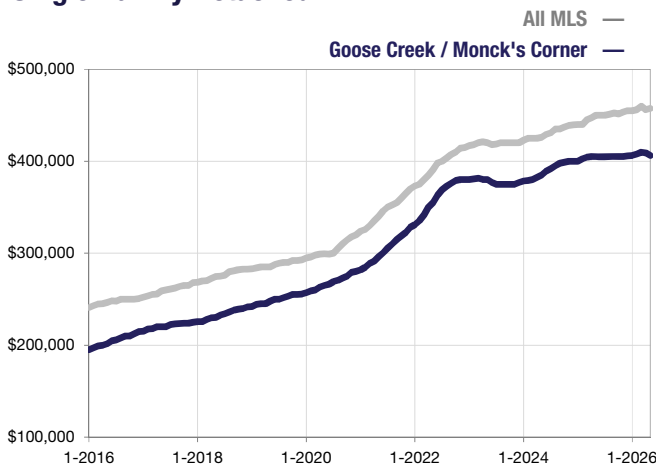
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	62	84	+ 35.5%	274	378	+ 38.0%
Closed Sales	50	49	- 2.0%	237	200	- 15.6%
Median Sales Price*	\$306,450	\$280,000	- 8.6%	\$301,380	\$289,250	- 4.0%
Average Sales Price*	\$287,837	\$291,478	+ 1.3%	\$295,950	\$300,863	+ 1.7%
Percent of Original List Price Received*	97.9%	96.0%	- 1.9%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	52	40	- 23.1%	78	48	- 38.5%
Inventory of Homes for Sale	113	188	+ 66.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

