

## Local Market Update – July 2026

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



# Goose Creek / Monck's Corner

Areas 72, 73 & 74

| Single-Family Detached                   | July      |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                             | 399       | 420       | + 5.3%         | 2,833        | 2,864     | + 1.1%         |
| Closed Sales                             | 316       | 302       | - 4.4%         | 2,060        | 1,969     | - 4.4%         |
| Median Sales Price*                      | \$410,000 | \$409,715 | - 0.1%         | \$406,220    | \$405,000 | - 0.3%         |
| Average Sales Price*                     | \$438,467 | \$434,818 | - 0.8%         | \$433,764    | \$430,109 | - 0.8%         |
| Percent of Original List Price Received* | 97.6%     | 97.7%     | + 0.1%         | 97.3%        | 97.5%     | + 0.2%         |
| Days on Market Until Sale                | 40        | 41        | + 2.5%         | 46           | 50        | + 8.7%         |
| Inventory of Homes for Sale              | 847       | 862       | + 1.8%         | --           | --        | --             |

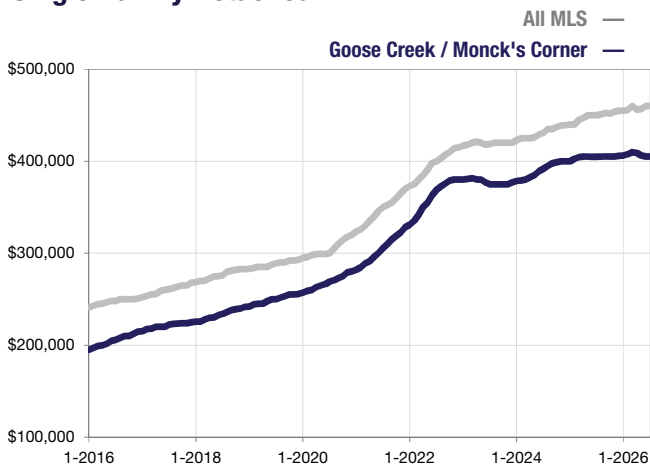
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | July      |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                             | 71        | 68        | - 4.2%         | 420          | 492       | + 17.1%        |
| Closed Sales                             | 61        | 52        | - 14.8%        | 344          | 318       | - 7.6%         |
| Median Sales Price*                      | \$312,360 | \$297,500 | - 4.8%         | \$302,950    | \$295,000 | - 2.6%         |
| Average Sales Price*                     | \$306,139 | \$304,469 | - 0.5%         | \$298,447    | \$305,135 | + 2.2%         |
| Percent of Original List Price Received* | 98.8%     | 97.9%     | - 0.9%         | 97.8%        | 97.3%     | - 0.5%         |
| Days on Market Until Sale                | 38        | 56        | + 47.4%        | 67           | 52        | - 22.4%        |
| Inventory of Homes for Sale              | 151       | 176       | + 16.6%        | --           | --        | --             |

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

