

# Local Market Update – August 2026

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 |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics                              | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                             | 391       | 362       | - 7.4%         | 3,224        | 3,230     | + 0.2%         |
| Closed Sales                             | 326       | 292       | - 10.4%        | 2,386        | 2,273     | - 4.7%         |
| Median Sales Price*                      | \$411,913 | \$410,000 | - 0.5%         | \$408,258    | \$405,765 | - 0.6%         |
| Average Sales Price*                     | \$432,204 | \$445,814 | + 3.1%         | \$433,551    | \$431,699 | - 0.4%         |
| Percent of Original List Price Received* | 96.6%     | 97.2%     | + 0.6%         | 97.2%        | 97.4%     | + 0.2%         |
| Days on Market Until Sale                | 44        | 44        | 0.0%           | 46           | 49        | + 6.5%         |
| Inventory of Homes for Sale              | 837       | 865       | + 3.3%         | --           | --        | --             |

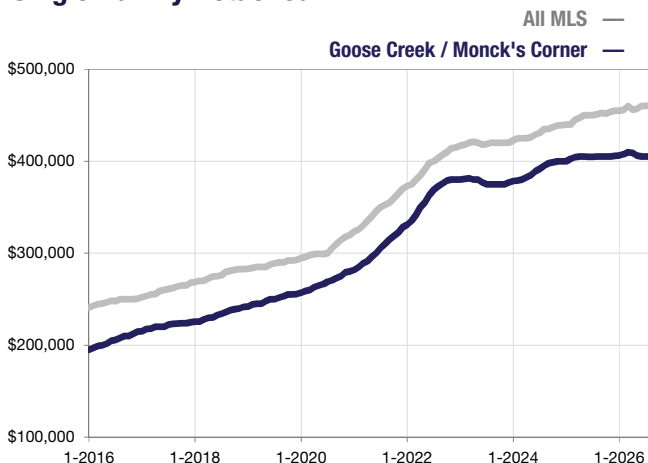
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | August    |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics                              | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                             | 76        | 63        | - 17.1%        | 496          | 554       | + 11.7%        |
| Closed Sales                             | 41        | 44        | + 7.3%         | 385          | 363       | - 5.7%         |
| Median Sales Price*                      | \$321,385 | \$318,000 | - 1.1%         | \$305,000    | \$297,000 | - 2.6%         |
| Average Sales Price*                     | \$327,726 | \$305,449 | - 6.8%         | \$301,565    | \$305,222 | + 1.2%         |
| Percent of Original List Price Received* | 99.4%     | 97.9%     | - 1.5%         | 98.0%        | 97.4%     | - 0.6%         |
| Days on Market Until Sale                | 37        | 51        | + 37.8%        | 63           | 52        | - 17.5%        |
| Inventory of Homes for Sale              | 180       | 172       | - 4.4%         | --           | --        | --             |

\* 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

