

Local Market Update – November 2022

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	479	391	- 18.4%	6,413	6,046	- 5.7%
Closed Sales	475	346	- 27.2%	5,684	5,021	- 11.7%
Median Sales Price*	\$352,500	\$391,375	+ 11.0%	\$335,000	\$387,125	+ 15.6%
Average Sales Price*	\$424,995	\$457,616	+ 7.7%	\$412,316	\$469,049	+ 13.8%
Percent of Original List Price Received*	99.8%	96.9%	- 2.9%	100.4%	99.8%	- 0.6%
Days on Market Until Sale	16	30	+ 87.5%	17	19	+ 11.8%
Inventory of Homes for Sale	538	918	+ 70.6%	--	--	--

* 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.

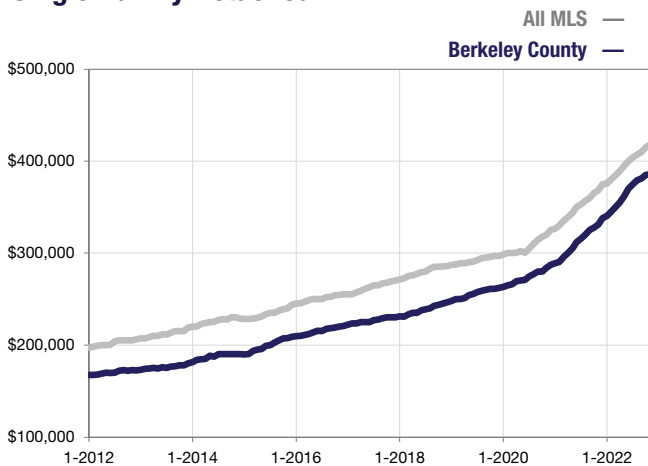
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	51	50	- 2.0%	779	736	- 5.5%
Closed Sales	62	34	- 45.2%	751	635	- 15.4%
Median Sales Price*	\$259,775	\$287,000	+ 10.5%	\$230,000	\$290,000	+ 26.1%
Average Sales Price*	\$374,149	\$324,645	- 13.2%	\$350,295	\$331,998	- 5.2%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	99.8%	100.6%	+ 0.8%
Days on Market Until Sale	16	33	+ 106.3%	19	21	+ 10.5%
Inventory of Homes for Sale	66	104	+ 57.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

