

Local Market Update – July 2026

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



Berkeley County

County: BER

Single-Family Detached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	571	587	+ 2.8%	3,881	4,038	+ 4.0%
Closed Sales	426	410	- 3.8%	2,818	2,735	- 2.9%
Median Sales Price*	\$424,950	\$420,975	- 0.9%	\$417,447	\$420,000	+ 0.6%
Average Sales Price*	\$551,631	\$562,955	+ 2.1%	\$540,219	\$570,798	+ 5.7%
Percent of Original List Price Received*	97.3%	97.4%	+ 0.1%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	43	40	- 7.0%	49	49	0.0%
Inventory of Homes for Sale	1,188	1,205	+ 1.4%	--	--	--

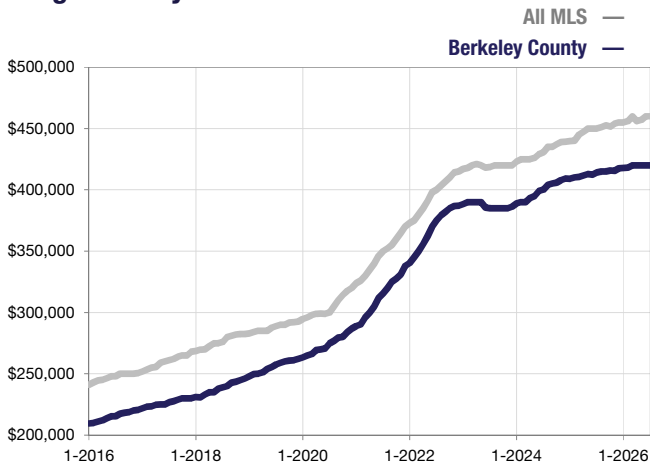
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	105	104	- 1.0%	693	849	+ 22.5%
Closed Sales	99	76	- 23.2%	531	553	+ 4.1%
Median Sales Price*	\$309,995	\$307,995	- 0.6%	\$312,075	\$325,000	+ 4.1%
Average Sales Price*	\$322,309	\$402,261	+ 24.8%	\$357,051	\$500,989	+ 40.3%
Percent of Original List Price Received*	98.5%	96.4%	- 2.1%	97.6%	97.3%	- 0.3%
Days on Market Until Sale	46	58	+ 26.1%	62	54	- 12.9%
Inventory of Homes for Sale	241	310	+ 28.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

