

Local Market Update – July 2026

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



Rural Berkeley County

Area 75

Single-Family Detached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	49	27	- 44.9%	275	232	- 15.6%
Closed Sales	25	19	- 24.0%	151	140	- 7.3%
Median Sales Price*	\$570,000	\$365,000	- 36.0%	\$525,000	\$507,500	- 3.3%
Average Sales Price*	\$654,968	\$431,313	- 34.1%	\$557,691	\$565,024	+ 1.3%
Percent of Original List Price Received*	96.9%	94.9%	- 2.1%	96.2%	93.9%	- 2.4%
Days on Market Until Sale	43	50	+ 16.3%	58	71	+ 22.4%
Inventory of Homes for Sale	121	89	- 26.4%	--	--	--

* 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.

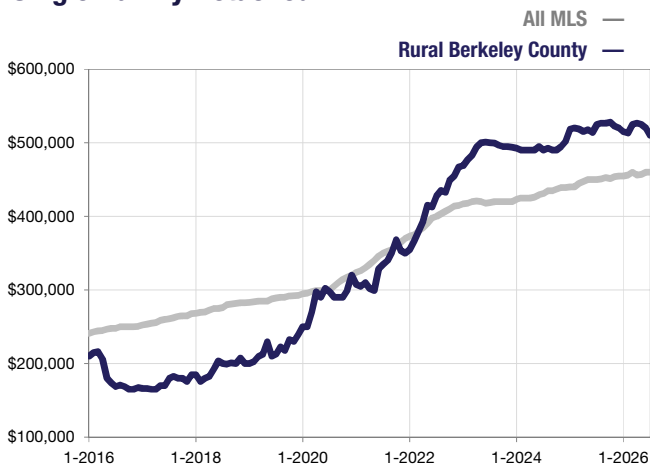
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$120,000	--	\$0	\$120,000	--
Average Sales Price*	\$0	\$120,000	--	\$0	\$120,000	--
Percent of Original List Price Received*	0.0%	85.7%	--	0.0%	85.7%	--
Days on Market Until Sale	0	28	--	0	28	--
Inventory of Homes for Sale	0	0	--	--	--	--

* 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

