

Local Market Update – August 2026

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



Berkeley County

County: BER

Single-Family Detached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	507	508	+ 0.2%	4,388	4,550	+ 3.7%
Closed Sales	407	424	+ 4.2%	3,225	3,173	- 1.6%
Median Sales Price*	\$419,000	\$423,055	+ 1.0%	\$417,850	\$421,200	+ 0.8%
Average Sales Price*	\$497,138	\$553,962	+ 11.4%	\$534,782	\$567,603	+ 6.1%
Percent of Original List Price Received*	96.5%	97.0%	+ 0.5%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	46	45	- 2.2%	48	48	0.0%
Inventory of Homes for Sale	1,157	1,197	+ 3.5%	--	--	--

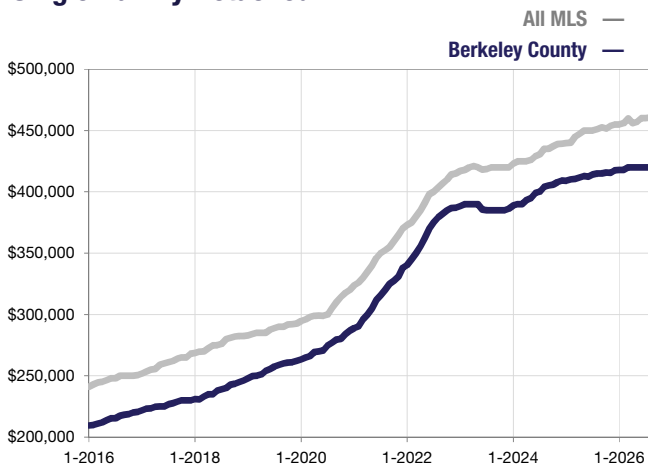
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	114	96	- 15.8%	807	945	+ 17.1%
Closed Sales	65	75	+ 15.4%	596	630	+ 5.7%
Median Sales Price*	\$322,000	\$330,181	+ 2.5%	\$313,893	\$325,000	+ 3.5%
Average Sales Price*	\$369,881	\$471,051	+ 27.4%	\$358,451	\$497,226	+ 38.7%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	97.8%	97.4%	- 0.4%
Days on Market Until Sale	32	55	+ 71.9%	59	54	- 8.5%
Inventory of Homes for Sale	269	306	+ 13.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

