

Local Market Update – August 2026

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



Rural Berkeley County

Area 75

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	26	27	+ 3.8%	301	260	- 13.6%
Closed Sales	17	20	+ 17.6%	168	161	- 4.2%
Median Sales Price*	\$540,457	\$540,000	- 0.1%	\$532,445	\$520,000	- 2.3%
Average Sales Price*	\$570,247	\$592,729	+ 3.9%	\$558,962	\$567,794	+ 1.6%
Percent of Original List Price Received*	97.8%	94.4%	- 3.5%	96.4%	94.0%	- 2.5%
Days on Market Until Sale	35	47	+ 34.3%	55	68	+ 23.6%
Inventory of Homes for Sale	114	89	- 21.9%	--	--	--

* 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.

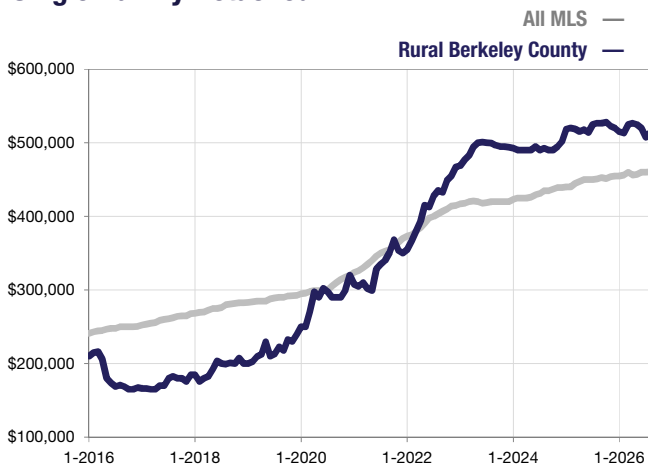
Townhouse-Condo Attached

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

