Local Market Update – October 2026

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

Berkeley County

County: BER

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	515	**399**	- 22.5%	5,381	**5,426**	+ 0.8%
Closed Sales	351	**325**	- 7.4%	3,927	**3,933**	+ 0.2%
Median Sales Price*	$420,000	**$438,607**	+ 4.4%	$417,800	**$424,000**	+ 1.5%
Average Sales Price*	$500,101	**$579,243**	+ 15.8%	$533,232	**$576,899**	+ 8.2%
Percent of Original List Price Received*	96.8%	**97.3%**	+ 0.5%	97.0%	**97.2%**	+ 0.2%
Days on Market Until Sale	50	**49**	- 2.0%	49	**48**	- 2.0%
Inventory of Homes for Sale	1,181	**1,157**	- 2.0%	--	**--**	--

* 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.

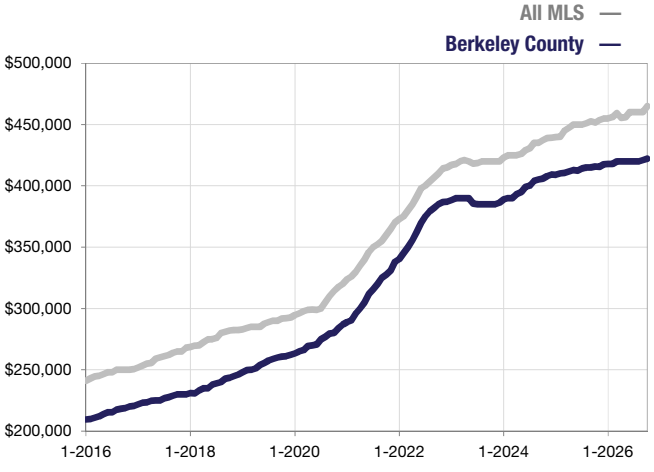
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	133	**94**	- 29.3%	1,027	**1,111**	+ 8.2%
Closed Sales	59	**61**	+ 3.4%	717	**775**	+ 8.1%
Median Sales Price*	$356,500	**$303,710**	- 14.8%	$316,825	**$321,245**	+ 1.4%
Average Sales Price*	$410,532	**$437,083**	+ 6.5%	$366,237	**$484,780**	+ 32.4%
Percent of Original List Price Received*	98.3%	**98.4%**	+ 0.1%	97.8%	**97.4%**	- 0.4%
Days on Market Until Sale	48	**79**	+ 64.6%	57	**59**	+ 3.5%
Inventory of Homes for Sale	291	**285**	- 2.1%	--	**--**	--

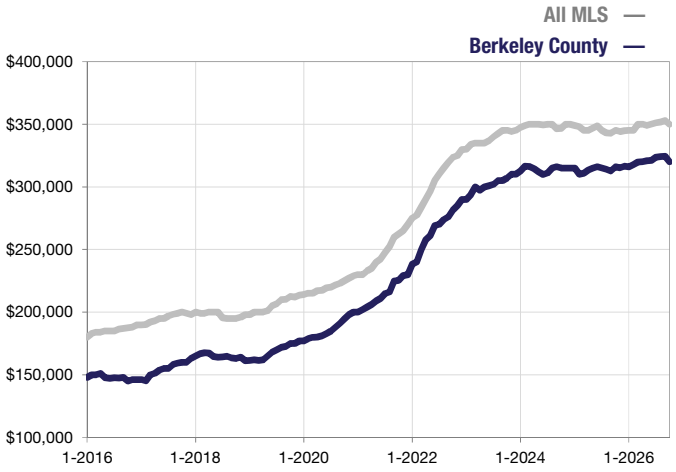
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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