Local Market Update – October 2026

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

Rural Berkeley County

Area 75

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	32	**22**	- 31.3%	366	**309**	- 15.6%
Closed Sales	13	**13**	0.0%	199	**196**	- 1.5%
Median Sales Price*	$505,000	**$407,000**	- 19.4%	$520,415	**$512,000**	- 1.6%
Average Sales Price*	$513,783	**$398,685**	- 22.4%	$550,580	**$549,343**	- 0.2%
Percent of Original List Price Received*	90.8%	**88.9%**	- 2.1%	95.6%	**93.7%**	- 2.0%
Days on Market Until Sale	65	**122**	+ 87.7%	59	**73**	+ 23.7%
Inventory of Homes for Sale	123	**92**	- 25.2%	--	**--**	--

* 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.

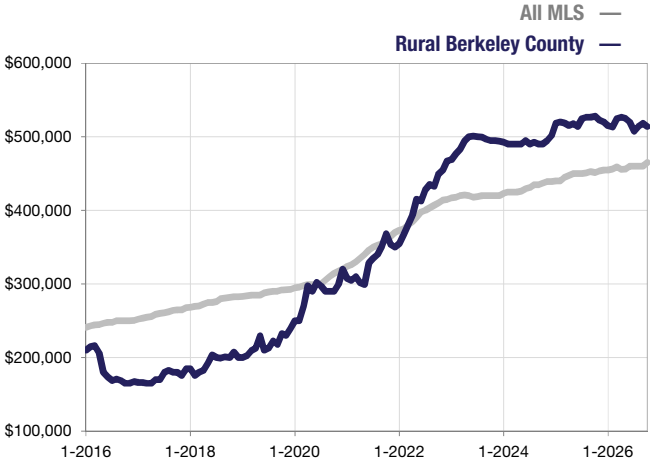
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	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**	--	--	**--**	--

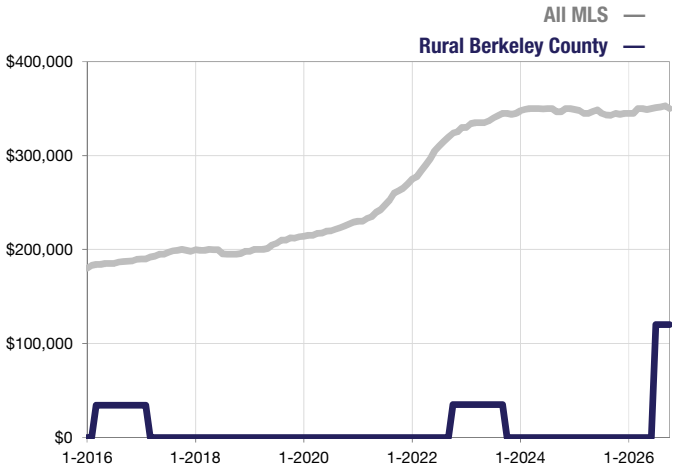
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Historical Median Sales Price Rolling 12-Month Calculation

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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