

Local Market Update – September 2026

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



Berkeley County

County: BER

Single-Family Detached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	478	472	- 1.3%	4,866	5,023	+ 3.2%
Closed Sales	350	419	+ 19.7%	3,576	3,595	+ 0.5%
Median Sales Price*	\$410,000	\$430,000	+ 4.9%	\$417,543	\$422,894	+ 1.3%
Average Sales Price*	\$552,488	\$646,256	+ 17.0%	\$536,484	\$576,908	+ 7.5%
Percent of Original List Price Received*	97.1%	96.9%	- 0.2%	97.0%	97.1%	+ 0.1%
Days on Market Until Sale	51	48	- 5.9%	49	48	- 2.0%
Inventory of Homes for Sale	1,182	1,176	- 0.5%	--	--	--

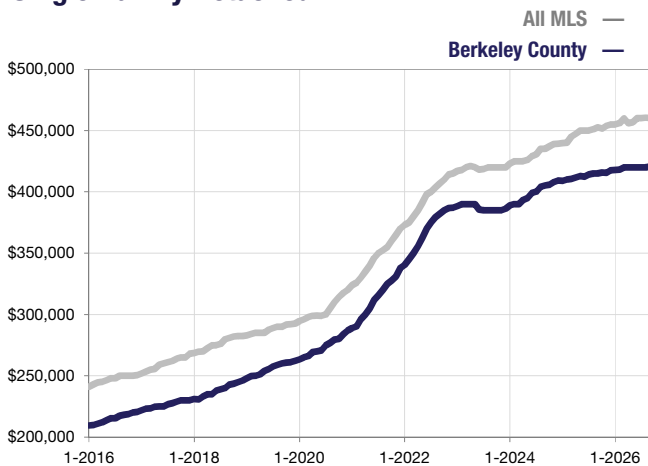
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	87	72	- 17.2%	894	1,017	+ 13.8%
Closed Sales	62	85	+ 37.1%	658	715	+ 8.7%
Median Sales Price*	\$318,725	\$317,430	- 0.4%	\$314,362	\$324,879	+ 3.3%
Average Sales Price*	\$398,937	\$425,705	+ 6.7%	\$362,265	\$488,732	+ 34.9%
Percent of Original List Price Received*	97.9%	96.9%	- 1.0%	97.8%	97.3%	- 0.5%
Days on Market Until Sale	50	86	+ 72.0%	58	57	- 1.7%
Inventory of Homes for Sale	273	292	+ 7.0%	--	--	--

* 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

