

Local Market Update – August 2025

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



Berkeley County

County: BER

Single-Family Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	436	505	+ 15.8%	4,084	4,388	+ 7.4%
Closed Sales	378	399	+ 5.6%	3,047	3,214	+ 5.5%
Median Sales Price*	\$408,950	\$418,000	+ 2.2%	\$408,940	\$417,667	+ 2.1%
Average Sales Price*	\$536,875	\$498,061	- 7.2%	\$529,454	\$534,932	+ 1.0%
Percent of Original List Price Received*	97.2%	96.4%	- 0.8%	97.9%	97.0%	- 0.9%
Days on Market Until Sale	45	47	+ 4.4%	39	49	+ 25.6%
Inventory of Homes for Sale	1,028	1,079	+ 5.0%	--	--	--

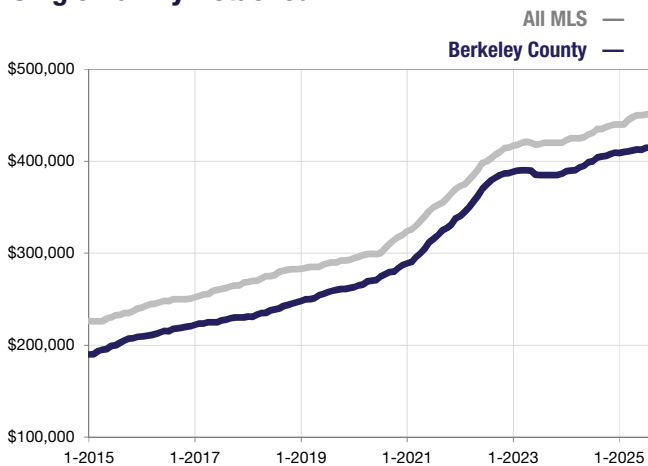
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	101	114	+ 12.9%	905	807	- 10.8%
Closed Sales	81	65	- 19.8%	606	591	- 2.5%
Median Sales Price*	\$352,500	\$322,000	- 8.7%	\$315,000	\$314,229	- 0.2%
Average Sales Price*	\$420,332	\$369,881	- 12.0%	\$485,972	\$359,149	- 26.1%
Percent of Original List Price Received*	96.7%	98.9%	+ 2.3%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	56	32	- 42.9%	49	59	+ 20.4%
Inventory of Homes for Sale	251	257	+ 2.4%	--	--	--

* 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

