

# Local Market Update – June 2026

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	546	<b>553</b>	+ 1.3%	3,310	<b>3,451</b>	+ 4.3%
Closed Sales	465	<b>494</b>	+ 6.2%	2,392	<b>2,313</b>	- 3.3%
Median Sales Price*	\$416,350	<b>\$415,000</b>	- 0.3%	\$415,553	<b>\$420,000</b>	+ 1.1%
Average Sales Price*	\$519,087	<b>\$583,883</b>	+ 12.5%	\$538,187	<b>\$572,649</b>	+ 6.4%
Percent of Original List Price Received*	97.2%	<b>97.4%</b>	+ 0.2%	97.0%	<b>97.2%</b>	+ 0.2%
Days on Market Until Sale	46	<b>46</b>	0.0%	50	<b>50</b>	0.0%
Inventory of Homes for Sale	1,156	<b>1,160</b>	+ 0.3%	--	--	--

\* 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.

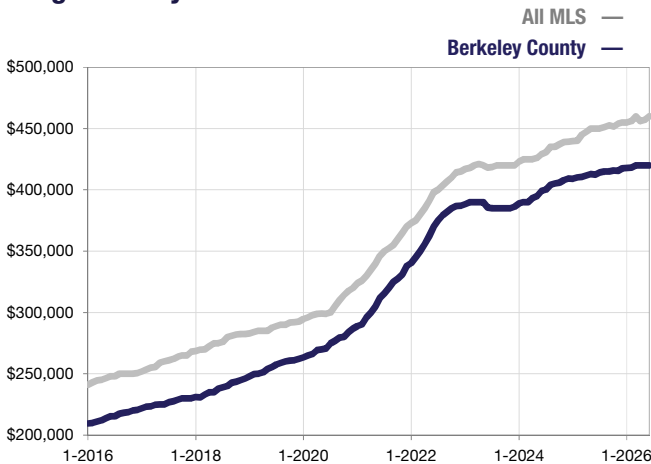
### Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	103	<b>80</b>	- 22.3%	588	<b>746</b>	+ 26.9%
Closed Sales	71	<b>109</b>	+ 53.5%	432	<b>478</b>	+ 10.6%
Median Sales Price*	\$322,900	<b>\$329,000</b>	+ 1.9%	\$312,725	<b>\$326,863</b>	+ 4.5%
Average Sales Price*	\$369,509	<b>\$488,314</b>	+ 32.2%	\$365,013	<b>\$516,234</b>	+ 41.4%
Percent of Original List Price Received*	97.8%	<b>97.3%</b>	- 0.5%	97.4%	<b>97.4%</b>	0.0%
Days on Market Until Sale	44	<b>59</b>	+ 34.1%	66	<b>53</b>	- 19.7%
Inventory of Homes for Sale	202	<b>310</b>	+ 53.5%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

