

Local Market Update – March 2025

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



Berkeley County

County: BER

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	537	587	+ 9.3%	1,598	1,578	- 1.3%
Closed Sales	386	398	+ 3.1%	1,015	1,011	- 0.4%
Median Sales Price*	\$390,241	\$413,400	+ 5.9%	\$395,000	\$410,000	+ 3.8%
Average Sales Price*	\$516,189	\$550,725	+ 6.7%	\$526,407	\$531,317	+ 0.9%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	97.7%	96.9%	- 0.8%
Days on Market Until Sale	39	48	+ 23.1%	39	54	+ 38.5%
Inventory of Homes for Sale	910	1,024	+ 12.5%	--	--	--

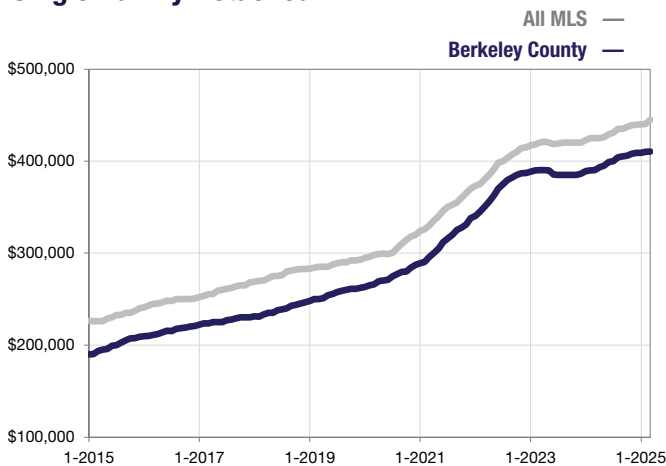
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	125	98	- 21.6%	287	274	- 4.5%
Closed Sales	70	89	+ 27.1%	157	200	+ 27.4%
Median Sales Price*	\$309,700	\$311,990	+ 0.7%	\$321,640	\$310,040	- 3.6%
Average Sales Price*	\$424,589	\$344,756	- 18.8%	\$419,614	\$370,901	- 11.6%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	98.0%	97.0%	- 1.0%
Days on Market Until Sale	35	77	+ 120.0%	45	82	+ 82.2%
Inventory of Homes for Sale	199	187	- 6.0%	--	--	--

* 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

