

# Local Market Update – March 2024

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	570	<b>529</b>	- 7.2%	1,359	<b>1,588</b>	+ 16.9%
Closed Sales	431	<b>382</b>	- 11.4%	1,084	<b>1,006</b>	- 7.2%
Median Sales Price*	\$379,995	<b>\$390,241</b>	+ 2.7%	\$379,953	<b>\$395,882</b>	+ 4.2%
Average Sales Price*	\$477,314	<b>\$517,696</b>	+ 8.5%	\$471,256	<b>\$527,770</b>	+ 12.0%
Percent of Original List Price Received*	96.8%	<b>97.5%</b>	+ 0.7%	95.9%	<b>97.7%</b>	+ 1.9%
Days on Market Until Sale	48	<b>40</b>	- 16.7%	47	<b>39</b>	- 17.0%
Inventory of Homes for Sale	782	<b>811</b>	+ 3.7%	--	--	--

\* 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.

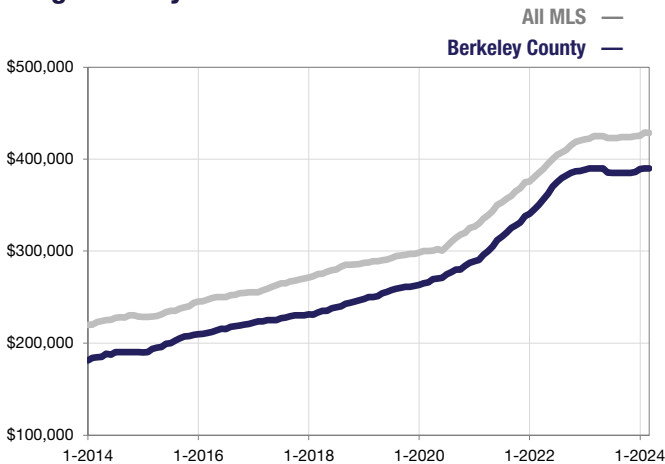
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	76	<b>122</b>	+ 60.5%	179	<b>284</b>	+ 58.7%
Closed Sales	61	<b>69</b>	+ 13.1%	121	<b>156</b>	+ 28.9%
Median Sales Price*	\$310,000	<b>\$309,500</b>	- 0.2%	\$298,500	<b>\$321,520</b>	+ 7.7%
Average Sales Price*	\$337,460	<b>\$425,800</b>	+ 26.2%	\$333,962	<b>\$420,118</b>	+ 25.8%
Percent of Original List Price Received*	97.9%	<b>98.4%</b>	+ 0.5%	98.2%	<b>98.0%</b>	- 0.2%
Days on Market Until Sale	37	<b>36</b>	- 2.7%	38	<b>45</b>	+ 18.4%
Inventory of Homes for Sale	82	<b>179</b>	+ 118.3%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

