

Local Market Update – May 2025

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



Berkeley County

County: BER

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	581	604	+ 4.0%	2,680	2,767	+ 3.2%
Closed Sales	409	495	+ 21.0%	1,856	1,916	+ 3.2%
Median Sales Price*	\$423,815	\$425,000	+ 0.3%	\$405,078	\$415,000	+ 2.4%
Average Sales Price*	\$509,014	\$556,718	+ 9.4%	\$529,564	\$542,845	+ 2.5%
Percent of Original List Price Received*	98.7%	97.1%	- 1.6%	98.0%	97.0%	- 1.0%
Days on Market Until Sale	35	45	+ 28.6%	38	51	+ 34.2%
Inventory of Homes for Sale	1,022	1,114	+ 9.0%	--	--	--

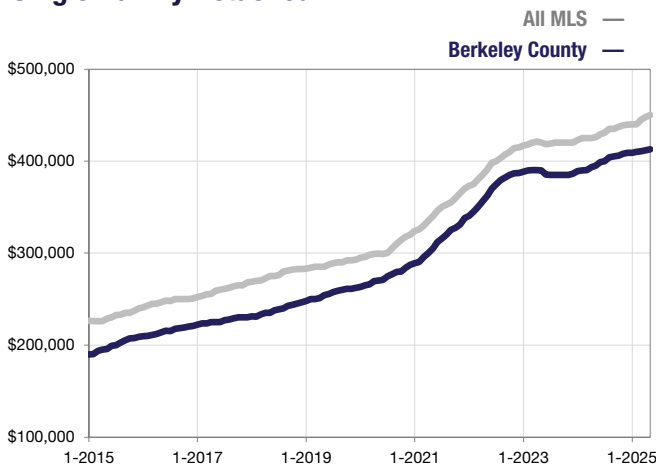
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	103	97	- 5.8%	517	483	- 6.6%
Closed Sales	112	81	- 27.7%	349	355	+ 1.7%
Median Sales Price*	\$302,638	\$318,500	+ 5.2%	\$309,500	\$311,314	+ 0.6%
Average Sales Price*	\$628,614	\$378,497	- 39.8%	\$473,538	\$365,539	- 22.8%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	97.6%	97.3%	- 0.3%
Days on Market Until Sale	42	54	+ 28.6%	50	71	+ 42.0%
Inventory of Homes for Sale	216	194	- 10.2%	--	--	--

* 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

