

Local Market Update – April 2024

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



Berkeley County

County: BER

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	472	499	+ 5.7%	1,831	2,094	+ 14.4%
Closed Sales	370	427	+ 15.4%	1,455	1,436	- 1.3%
Median Sales Price*	\$389,995	\$410,000	+ 5.1%	\$380,615	\$400,160	+ 5.1%
Average Sales Price*	\$508,166	\$556,620	+ 9.5%	\$480,828	\$536,151	+ 11.5%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	96.2%	97.8%	+ 1.7%
Days on Market Until Sale	48	36	- 25.0%	47	38	- 19.1%
Inventory of Homes for Sale	734	832	+ 13.4%	--	--	--

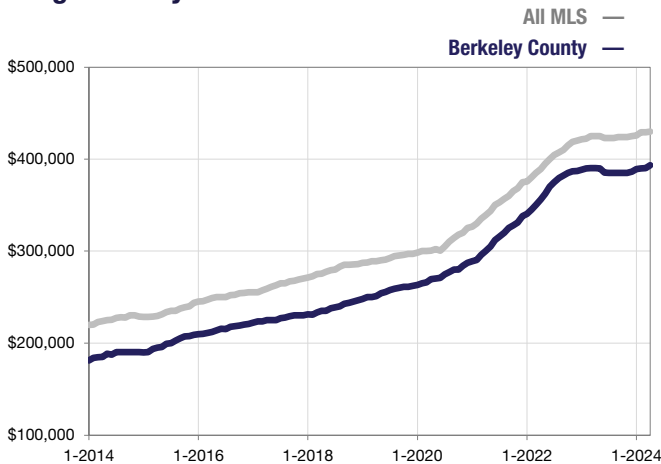
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	67	129	+ 92.5%	246	416	+ 69.1%
Closed Sales	46	78	+ 69.6%	167	235	+ 40.7%
Median Sales Price*	\$289,500	\$289,192	- 0.1%	\$295,000	\$311,990	+ 5.8%
Average Sales Price*	\$326,386	\$364,014	+ 11.5%	\$331,875	\$401,160	+ 20.9%
Percent of Original List Price Received*	98.9%	96.4%	- 2.5%	98.4%	97.4%	- 1.0%
Days on Market Until Sale	34	73	+ 114.7%	37	54	+ 45.9%
Inventory of Homes for Sale	89	213	+ 139.3%	--	--	--

* 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

