

Local Market Update – April 2026

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



Berkeley County

County: BER

Single-Family Detached	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	580	622	+ 7.2%	2,159	2,300	+ 6.5%
Closed Sales	407	391	- 3.9%	1,428	1,369	- 4.1%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$411,640	\$424,705	+ 3.2%
Average Sales Price*	\$555,372	\$550,616	- 0.9%	\$537,629	\$572,262	+ 6.4%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	96.9%	96.9%	0.0%
Days on Market Until Sale	51	49	- 3.9%	53	52	- 1.9%
Inventory of Homes for Sale	1,114	1,060	- 4.8%	--	--	--

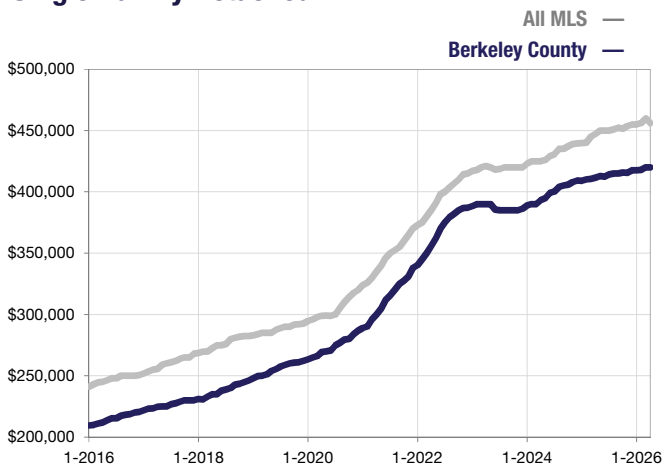
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	112	113	+ 0.9%	386	514	+ 33.2%
Closed Sales	75	70	- 6.7%	279	290	+ 3.9%
Median Sales Price*	\$309,900	\$325,000	+ 4.9%	\$310,000	\$325,000	+ 4.8%
Average Sales Price*	\$335,202	\$621,274	+ 85.3%	\$360,150	\$560,011	+ 55.5%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	97.4%	97.5%	+ 0.1%
Days on Market Until Sale	61	56	- 8.2%	75	52	- 30.7%
Inventory of Homes for Sale	200	322	+ 61.0%	--	--	--

* 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

