

Local Market Update – June 2024

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	541	472	- 12.8%	2,906	3,149	+ 8.4%
Closed Sales	502	409	- 18.5%	2,390	2,254	- 5.7%
Median Sales Price*	\$380,995	\$420,500	+ 10.4%	\$384,910	\$409,900	+ 6.5%
Average Sales Price*	\$508,747	\$533,717	+ 4.9%	\$491,993	\$530,657	+ 7.9%
Percent of Original List Price Received*	98.2%	97.9%	- 0.3%	97.0%	98.0%	+ 1.0%
Days on Market Until Sale	33	42	+ 27.3%	43	38	- 11.6%
Inventory of Homes for Sale	760	908	+ 19.5%	--	--	--

* 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.

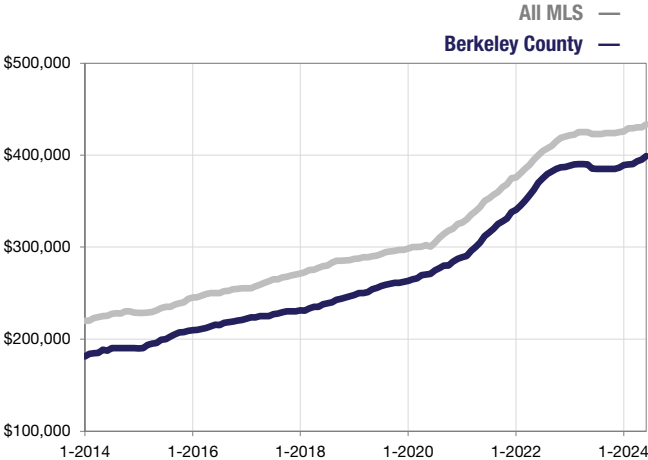
Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	80	180	+ 125.0%	389	697	+ 79.2%
Closed Sales	42	91	+ 116.7%	258	435	+ 68.6%
Median Sales Price*	\$321,107	\$293,852	- 8.5%	\$305,020	\$303,145	- 0.6%
Average Sales Price*	\$391,666	\$515,804	+ 31.7%	\$365,433	\$484,661	+ 32.6%
Percent of Original List Price Received*	98.4%	98.2%	- 0.2%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	20	44	+ 120.0%	34	49	+ 44.1%
Inventory of Homes for Sale	97	253	+ 160.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

