

Local Market Update – February 2026

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	523	518	- 1.0%	989	1,032	+ 4.3%
Closed Sales	358	298	- 16.8%	618	581	- 6.0%
Median Sales Price*	\$410,000	\$413,368	+ 0.8%	\$408,202	\$410,000	+ 0.4%
Average Sales Price*	\$514,506	\$515,865	+ 0.3%	\$519,382	\$535,231	+ 3.1%
Percent of Original List Price Received*	96.4%	96.5%	+ 0.1%	96.7%	96.5%	- 0.2%
Days on Market Until Sale	59	58	- 1.7%	57	56	- 1.8%
Inventory of Homes for Sale	1,071	1,020	- 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.

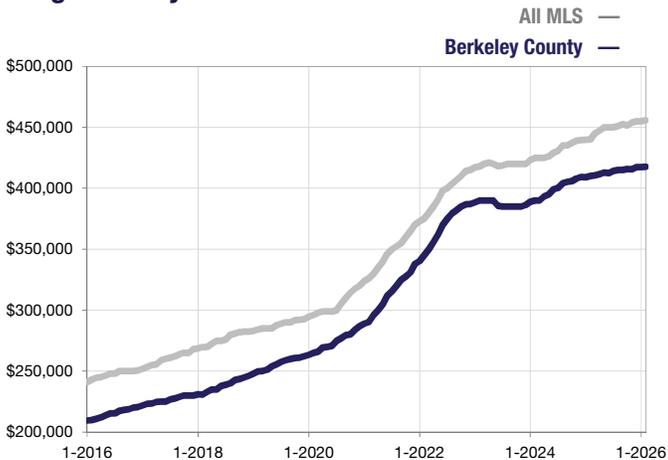
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	90	114	+ 26.7%	177	272	+ 53.7%
Closed Sales	59	67	+ 13.6%	114	130	+ 14.0%
Median Sales Price*	\$300,880	\$322,225	+ 7.1%	\$308,423	\$321,108	+ 4.1%
Average Sales Price*	\$343,819	\$437,564	+ 27.3%	\$388,889	\$496,741	+ 27.7%
Percent of Original List Price Received*	97.0%	97.5%	+ 0.5%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	93	51	- 45.2%	83	51	- 38.6%
Inventory of Homes for Sale	203	267	+ 31.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

