

Local Market Update – December 2024

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	316	331	+ 4.7%	5,604	5,797	+ 3.4%
Closed Sales	339	349	+ 2.9%	4,732	4,422	- 6.6%
Median Sales Price*	\$397,148	\$409,568	+ 3.1%	\$386,100	\$408,973	+ 5.9%
Average Sales Price*	\$492,777	\$527,130	+ 7.0%	\$485,829	\$531,300	+ 9.4%
Percent of Original List Price Received*	97.4%	98.0%	+ 0.6%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	43	46	+ 7.0%	38	41	+ 7.9%
Inventory of Homes for Sale	757	923	+ 21.9%	--	--	--

* 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.

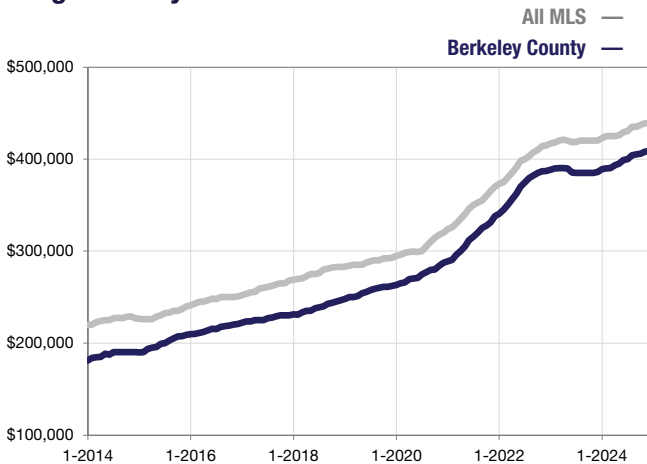
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	43	43	0.0%	790	1,252	+ 58.5%
Closed Sales	55	105	+ 90.9%	624	1,000	+ 60.3%
Median Sales Price*	\$315,000	\$312,000	- 1.0%	\$310,000	\$314,990	+ 1.6%
Average Sales Price*	\$336,830	\$381,061	+ 13.1%	\$370,919	\$443,985	+ 19.7%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	98.3%	97.5%	- 0.8%
Days on Market Until Sale	39	68	+ 74.4%	40	53	+ 32.5%
Inventory of Homes for Sale	165	193	+ 17.0%	--	--	--

* 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

