

# Local Market Update – July 2025

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



## Berkeley County

County: BER

Single-Family Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	496	567	+ 14.3%	3,648	3,881	+ 6.4%
Closed Sales	399	423	+ 6.0%	2,669	2,809	+ 5.2%
Median Sales Price*	\$407,000	\$421,740	+ 3.6%	\$408,940	\$416,825	+ 1.9%
Average Sales Price*	\$518,876	\$551,424	+ 6.3%	\$528,403	\$540,088	+ 2.2%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	98.0%	97.1%	- 0.9%
Days on Market Until Sale	35	43	+ 22.9%	38	49	+ 28.9%
Inventory of Homes for Sale	1,052	1,126	+ 7.0%	--	--	--

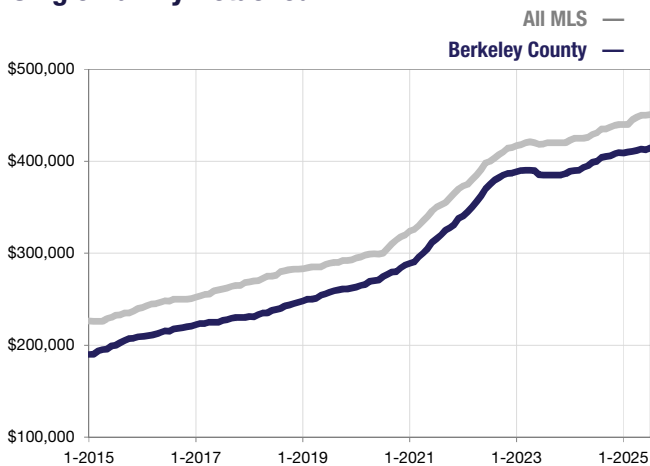
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	106	105	- 0.9%	804	692	- 13.9%
Closed Sales	85	98	+ 15.3%	525	525	0.0%
Median Sales Price*	\$327,940	\$309,998	- 5.5%	\$309,500	\$312,500	+ 1.0%
Average Sales Price*	\$567,636	\$322,776	- 43.1%	\$496,099	\$357,990	- 27.8%
Percent of Original List Price Received*	97.8%	98.4%	+ 0.6%	97.8%	97.6%	- 0.2%
Days on Market Until Sale	45	46	+ 2.2%	48	63	+ 31.3%
Inventory of Homes for Sale	249	225	- 9.6%	--	--	--

\* 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

