

# Local Market Update – November 2025

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



## Berkeley County

County: BER

Single-Family Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	439	369	- 15.9%	5,464	5,752	+ 5.3%
Closed Sales	404	324	- 19.8%	4,079	4,240	+ 3.9%
Median Sales Price*	\$415,000	\$404,995	- 2.4%	\$409,000	\$416,338	+ 1.8%
Average Sales Price*	\$551,246	\$622,608	+ 12.9%	\$531,772	\$540,210	+ 1.6%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	97.7%	96.9%	- 0.8%
Days on Market Until Sale	48	44	- 8.3%	41	49	+ 19.5%
Inventory of Homes for Sale	1,103	1,070	- 3.0%	--	--	--

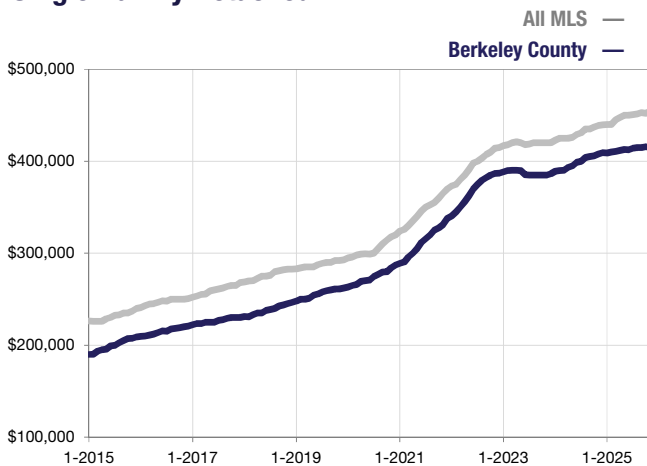
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	72	80	+ 11.1%	1,210	1,106	- 8.6%
Closed Sales	88	62	- 29.5%	899	774	- 13.9%
Median Sales Price*	\$316,026	\$309,100	- 2.2%	\$315,000	\$316,128	+ 0.4%
Average Sales Price*	\$377,132	\$432,760	+ 14.8%	\$453,129	\$371,949	- 17.9%
Percent of Original List Price Received*	97.4%	97.1%	- 0.3%	97.4%	97.8%	+ 0.4%
Days on Market Until Sale	63	45	- 28.6%	51	56	+ 9.8%
Inventory of Homes for Sale	246	251	+ 2.0%	--	--	--

\* 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

