

Local Market Update – February 2024

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

Berkeley County

County: BER

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	361	592	+ 64.0%	789	1,059	+ 34.2%
Closed Sales	366	360	- 1.6%	653	623	- 4.6%
Median Sales Price*	\$380,308	\$395,750	+ 4.1%	\$379,900	\$399,990	+ 5.3%
Average Sales Price*	\$451,050	\$531,563	+ 17.9%	\$467,258	\$534,219	+ 14.3%
Percent of Original List Price Received*	95.9%	98.2%	+ 2.4%	95.4%	97.8%	+ 2.5%
Days on Market Until Sale	46	41	- 10.9%	46	39	- 15.2%
Inventory of Homes for Sale	718	811	+ 13.0%	--	--	--

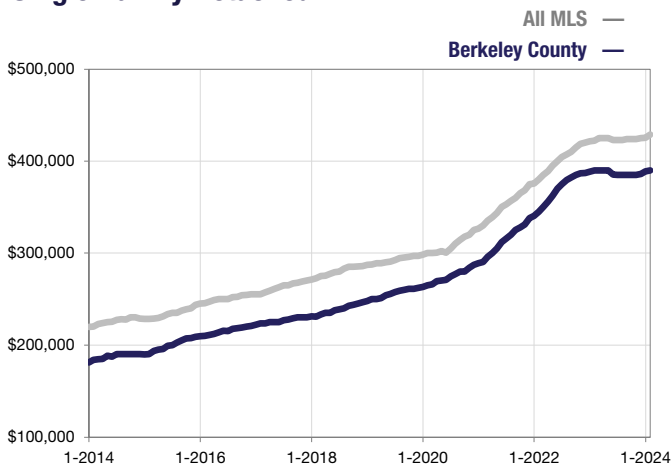
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	45	93	+ 106.7%	103	161	+ 56.3%
Closed Sales	29	44	+ 51.7%	60	85	+ 41.7%
Median Sales Price*	\$292,000	\$339,465	+ 16.3%	\$290,495	\$337,900	+ 16.3%
Average Sales Price*	\$317,770	\$410,635	+ 29.2%	\$330,406	\$418,029	+ 26.5%
Percent of Original List Price Received*	98.4%	98.0%	- 0.4%	98.6%	97.5%	- 1.1%
Days on Market Until Sale	45	54	+ 20.0%	39	53	+ 35.9%
Inventory of Homes for Sale	84	169	+ 101.2%	--	--	--

* 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

