

# Local Market Update – February 2025

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



## Berkeley County

County: BER

### Single-Family Detached

| Key Metrics                              | February  |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 593       | 521       | - 12.1%        | 1,061        | 990       | - 6.7%         |
| Closed Sales                             | 365       | 352       | - 3.6%         | 629          | 610       | - 3.0%         |
| Median Sales Price*                      | \$395,000 | \$409,575 | + 3.7%         | \$399,390    | \$406,578 | + 1.8%         |
| Average Sales Price*                     | \$529,502 | \$513,612 | - 3.0%         | \$532,678    | \$518,546 | - 2.7%         |
| Percent of Original List Price Received* | 98.2%     | 96.2%     | - 2.0%         | 97.8%        | 96.6%     | - 1.2%         |
| Days on Market Until Sale                | 40        | 60        | + 50.0%        | 39           | 58        | + 48.7%        |
| Inventory of Homes for Sale              | 903       | 994       | + 10.1%        | --           | --        | --             |

\* 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.

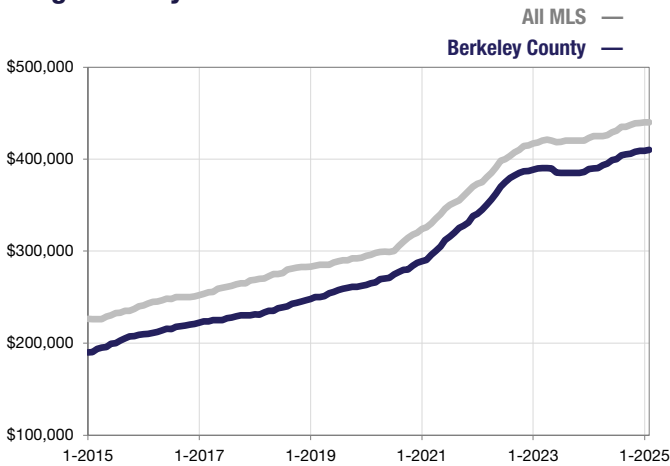
### Townhouse-Condo Attached

| Key Metrics                              | February  |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 94        | 90        | - 4.3%         | 162          | 175       | + 8.0%         |
| Closed Sales                             | 46        | 55        | + 19.6%        | 87           | 109       | + 25.3%        |
| Median Sales Price*                      | \$338,415 | \$300,880 | - 11.1%        | \$335,000    | \$309,340 | - 7.7%         |
| Average Sales Price*                     | \$406,385 | \$346,138 | - 14.8%        | \$415,612    | \$392,804 | - 5.5%         |
| Percent of Original List Price Received* | 98.1%     | 97.0%     | - 1.1%         | 97.6%        | 96.7%     | - 0.9%         |
| Days on Market Until Sale                | 54        | 98        | + 81.5%        | 53           | 86        | + 62.3%        |
| Inventory of Homes for Sale              | 175       | 199       | + 13.7%        | --           | --        | --             |

\* 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

