

Local Market Update – June 2025

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



Berkeley County

County: BER

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	472	539	+ 14.2%	3,152	3,307	+ 4.9%
Closed Sales	414	456	+ 10.1%	2,270	2,372	+ 4.5%
Median Sales Price*	\$420,720	\$417,045	- 0.9%	\$409,900	\$415,633	+ 1.4%
Average Sales Price*	\$532,379	\$520,659	- 2.2%	\$530,077	\$538,800	+ 1.6%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	98.0%	97.0%	- 1.0%
Days on Market Until Sale	41	46	+ 12.2%	38	50	+ 31.6%
Inventory of Homes for Sale	1,005	1,086	+ 8.1%	--	--	--

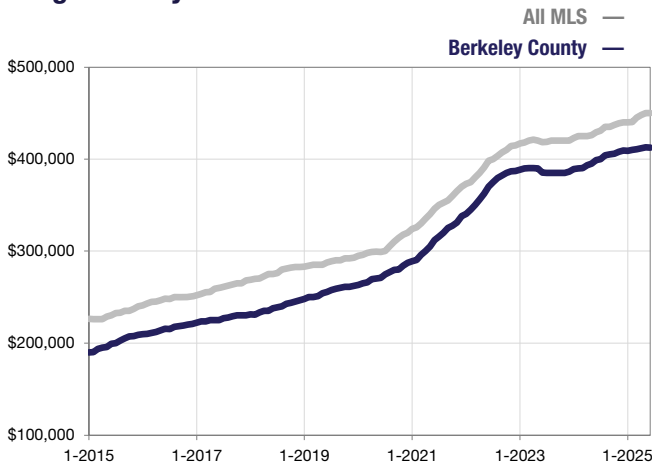
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	181	101	- 44.2%	698	585	- 16.2%
Closed Sales	91	69	- 24.2%	440	426	- 3.2%
Median Sales Price*	\$293,852	\$324,990	+ 10.6%	\$302,670	\$313,400	+ 3.5%
Average Sales Price*	\$515,804	\$371,779	- 27.9%	\$482,279	\$366,232	- 24.1%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	44	45	+ 2.3%	49	67	+ 36.7%
Inventory of Homes for Sale	277	192	- 30.7%	--	--	--

* 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

