

Local Market Update – December 2025

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



Berkeley County

County: BER

Single-Family Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		335	328	- 2.1%	5,799	6,082	+ 4.9%
Closed Sales		351	421	+ 19.9%	4,431	4,668	+ 5.3%
Median Sales Price*		\$409,568	\$420,000	+ 2.5%	\$409,270	\$417,295	+ 2.0%
Average Sales Price*		\$526,954	\$497,284	- 5.6%	\$531,419	\$536,258	+ 0.9%
Percent of Original List Price Received*		98.1%	96.5%	- 1.6%	97.7%	96.9%	- 0.8%
Days on Market Until Sale		46	52	+ 13.0%	41	49	+ 19.5%
Inventory of Homes for Sale		1,019	910	- 10.7%	--	--	--

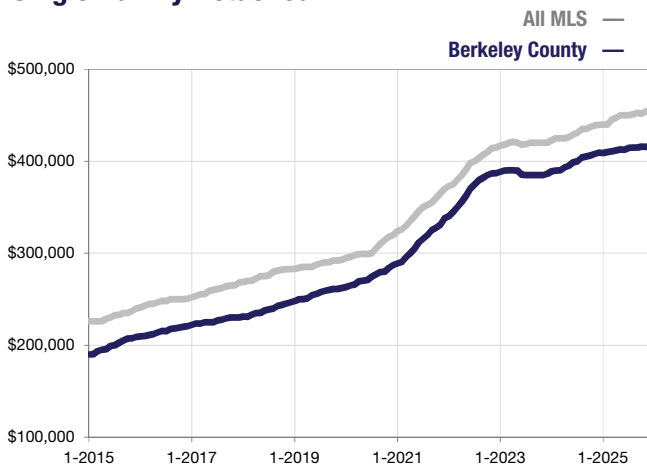
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		45	79	+ 75.6%	1,255	1,185	- 5.6%
Closed Sales		105	68	- 35.2%	1,004	842	- 16.1%
Median Sales Price*		\$312,000	\$316,363	+ 1.4%	\$314,995	\$316,128	+ 0.4%
Average Sales Price*		\$381,061	\$369,578	- 3.0%	\$445,592	\$371,758	- 16.6%
Percent of Original List Price Received*		98.2%	97.2%	- 1.0%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale		68	60	- 11.8%	53	57	+ 7.5%
Inventory of Homes for Sale		208	243	+ 16.8%	--	--	--

* 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

