

Local Market Update – April 2025

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



Berkeley County

County: BER

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	501	579	+ 15.6%	2,099	2,159	+ 2.9%
Closed Sales	432	399	- 7.6%	1,447	1,414	- 2.3%
Median Sales Price*	\$410,541	\$415,000	+ 1.1%	\$400,014	\$411,383	+ 2.8%
Average Sales Price*	\$556,437	\$553,891	- 0.5%	\$535,372	\$537,614	+ 0.4%
Percent of Original List Price Received*	98.2%	96.9%	- 1.3%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	37	52	+ 40.5%	38	53	+ 39.5%
Inventory of Homes for Sale	937	1,054	+ 12.5%	--	--	--

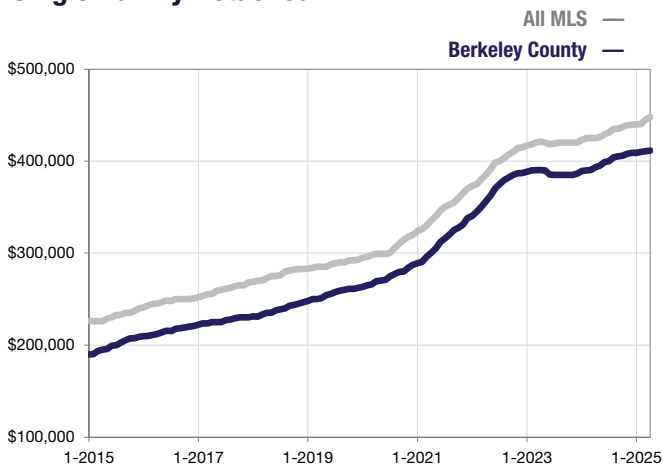
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	127	112	- 11.8%	414	386	- 6.8%
Closed Sales	80	71	- 11.3%	237	271	+ 14.3%
Median Sales Price*	\$289,192	\$312,075	+ 7.9%	\$311,990	\$310,225	- 0.6%
Average Sales Price*	\$362,256	\$339,389	- 6.3%	\$400,253	\$362,645	- 9.4%
Percent of Original List Price Received*	96.5%	98.0%	+ 1.6%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	71	64	- 9.9%	54	77	+ 42.6%
Inventory of Homes for Sale	218	186	- 14.7%	--	--	--

* 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

