

Local Market Update – October 2024

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



Berkeley County

County: BER

Single-Family Detached

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | 2023 | 2024 | Percent Change |
| New Listings | 455 | 427 | - 6.2% | 4,914 | 5,026 | + 2.3% |
| Closed Sales | 343 | 326 | - 5.0% | 4,050 | 3,654 | - 9.8% |
| Median Sales Price* | \$395,000 | \$410,000 | + 3.8% | \$385,000 | \$408,000 | + 6.0% |
| Average Sales Price* | \$507,059 | \$549,001 | + 8.3% | \$488,209 | \$529,603 | + 8.5% |
| Percent of Original List Price Received* | 98.3% | 97.2% | - 1.1% | 97.5% | 97.8% | + 0.3% |
| Days on Market Until Sale | 35 | 42 | + 20.0% | 38 | 40 | + 5.3% |
| Inventory of Homes for Sale | 823 | 991 | + 20.4% | -- | -- | -- |

* 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.

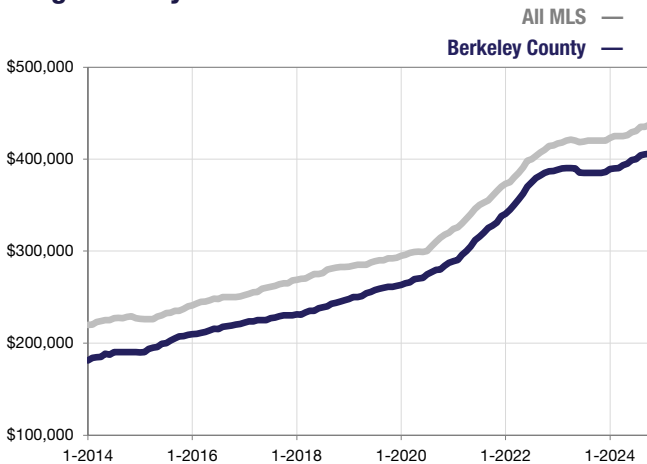
Townhouse-Condo Attached

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | 2023 | 2024 | Percent Change |
| New Listings | 59 | 104 | + 76.3% | 682 | 1,134 | + 66.3% |
| Closed Sales | 60 | 78 | + 30.0% | 503 | 806 | + 60.2% |
| Median Sales Price* | \$311,663 | \$305,000 | - 2.1% | \$309,777 | \$315,000 | + 1.7% |
| Average Sales Price* | \$441,551 | \$368,929 | - 16.4% | \$377,109 | \$459,708 | + 21.9% |
| Percent of Original List Price Received* | 96.5% | 96.2% | - 0.3% | 98.3% | 97.4% | - 0.9% |
| Days on Market Until Sale | 67 | 59 | - 11.9% | 39 | 50 | + 28.2% |
| Inventory of Homes for Sale | 158 | 248 | + 57.0% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

