

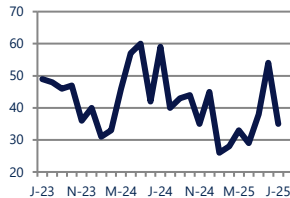
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DORCHESTER COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

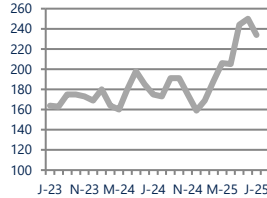
35



**Down**  
Vs. Year Ago

## Active Inventory

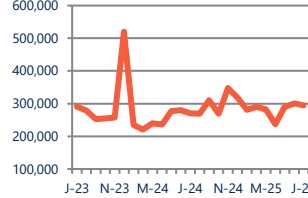
234



**Up 34%**  
Vs. Year Ago

## Median Sale Price

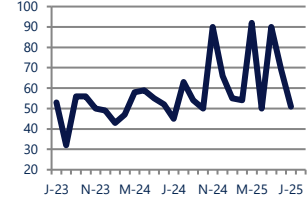
\$295,000



**Up 9%**  
Vs. Year Ago

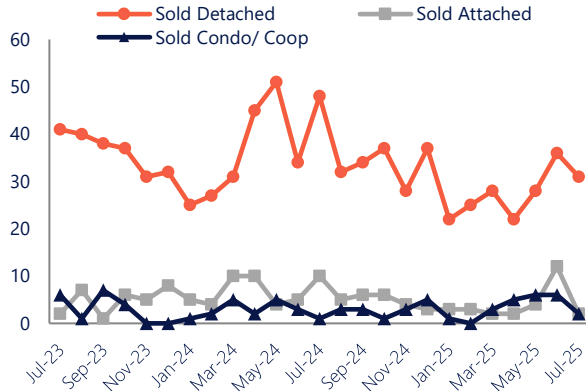
## Days On Market

51



**Up 13%**  
Vs. Year Ago

### Units Sold\*



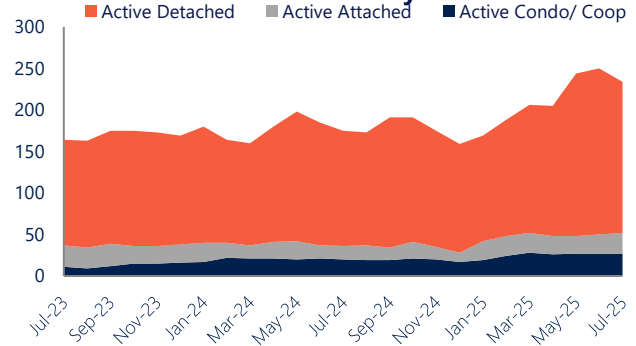
## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 35 sold this month in Dorchester County. This month's total units sold was lower than at this time last year, a decrease from July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 59 units or 34%. The total number of active inventory this July was 234 compared to 175 in July 2024. This month's total of 234 is lower than the previous month's total supply of available inventory of 250, a decrease of 6%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Dorchester County Homes was \$269,900. This July, the median sale price was \$295,000, an increase of 9% or \$25,100 compared to last year. The current median sold price is 2% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

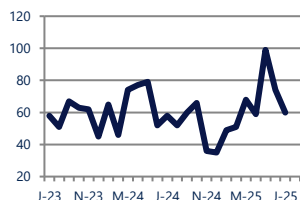
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DORCHESTER COUNTY HOUSING MARKET**

JULY 2025

## New Listings

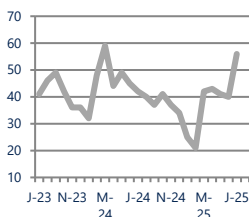
60



**Up 3%**  
Vs. Year Ago

## Current Contracts

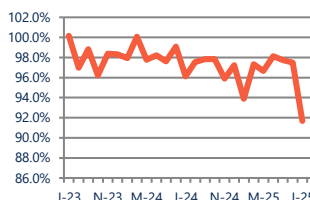
56



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

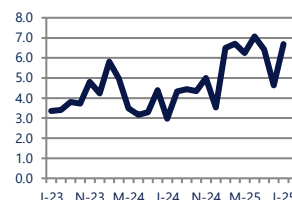
91.7%



**Down -4.6%**  
Vs. Year Ago

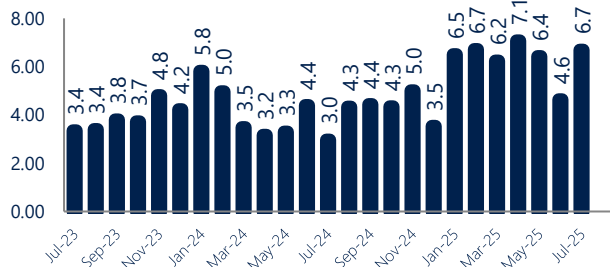
## Months of Supply

6.7



**Up 125%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

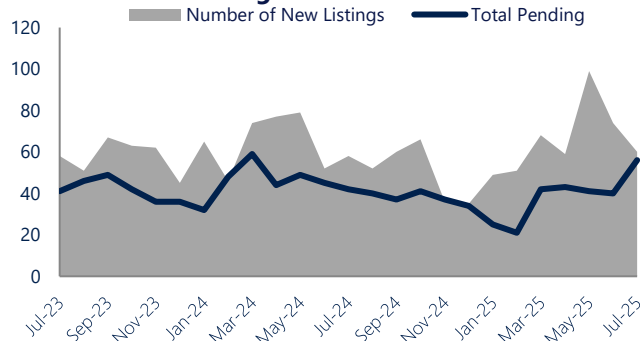
In July, there was 6.7 months of supply available in Dorchester County, compared to 3.0 in July 2024. That is an increase of 125% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

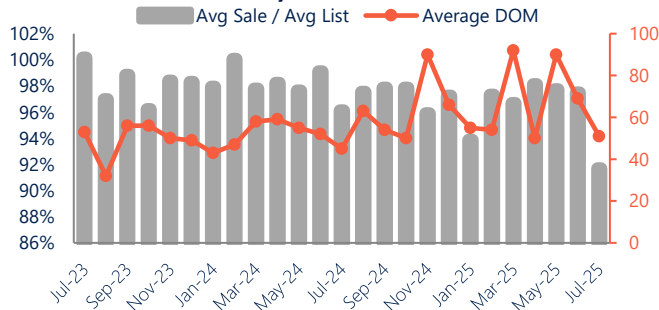
## New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Dorchester County compared to 58 in July 2024, an increase of 3%. There were 56 current contracts pending sale this July compared to 42 a year ago. The number of current contracts is 33% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Dorchester County was 91.7% of the average list price, which is 4.4% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 45, an increase of 13%.