

THE LONG & FOSTER MARKET MINUTE™

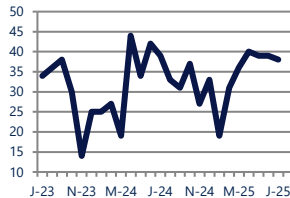
FOCUS ON: **EDGEFIELD AND CHURCHLAND HOUSING MARKET**

JULY 2025

Zip Code(s): 23703

Units Sold

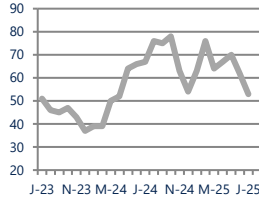
38



Down -3%
Vs. Year Ago

Active Inventory

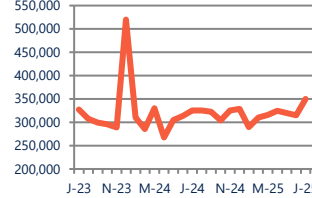
53



Down -21%
Vs. Year Ago

Median Sale Price

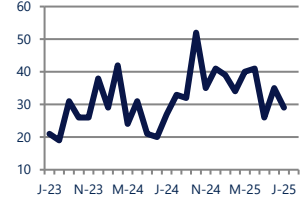
\$349,950



Up 8%
Vs. Year Ago

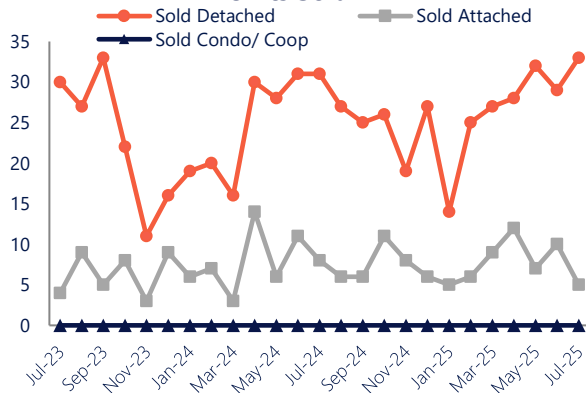
Days On Market

29



Up 7%
Vs. Year Ago

Units Sold*



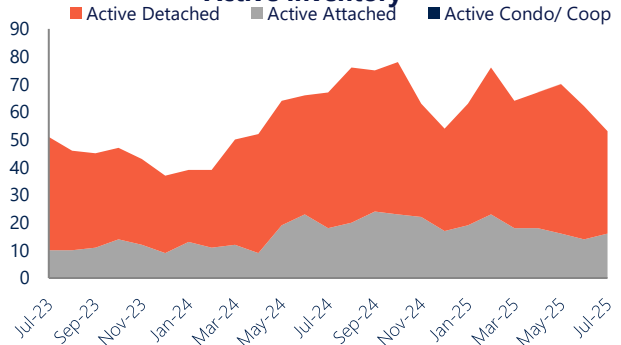
Units Sold

There was a decrease in total units sold in July, with 38 sold this month in Edgefield and Churchland versus 39 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2024.

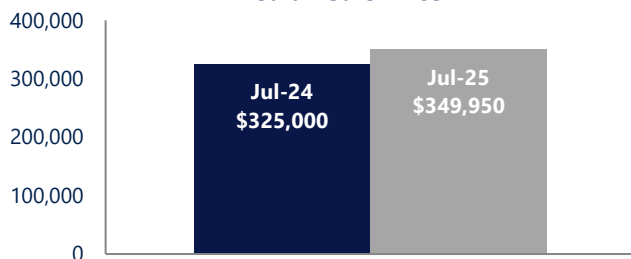
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 21%. The total number of active inventory this July was 53 compared to 67 in July 2024. This month's total of 53 is lower than the previous month's total supply of available inventory of 62, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Edgefield and Churchland Homes was \$325,000. This July, the median sale price was \$349,950, an increase of 8% or \$24,950 compared to last year. The current median sold price is 11% higher 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.

Edgefield and Churchland are defined as properties listed in zip code/s 23703.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by REIN and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of REIN or Long & Foster Real Estate, Inc.

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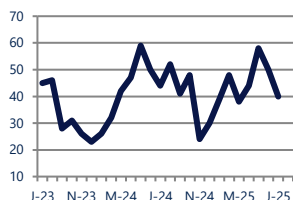
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JULY 2025

Zip Code(s): 23703

New Listings

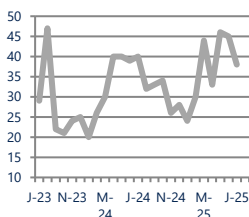
40



Down -9%
Vs. Year Ago

Current Contracts

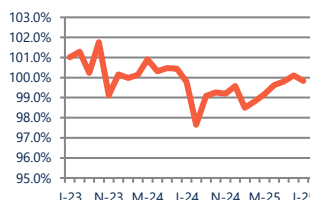
38



Down -5%
Vs. Year Ago

Sold Vs. List Price

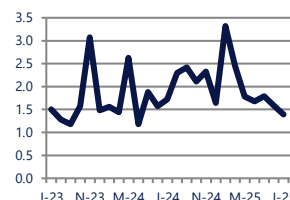
99.8%



No Change
Vs. Year Ago

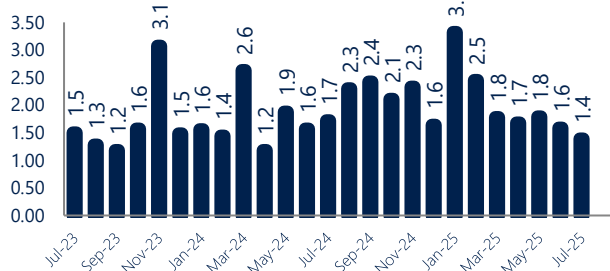
Months of Supply

1.4



Down -19%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

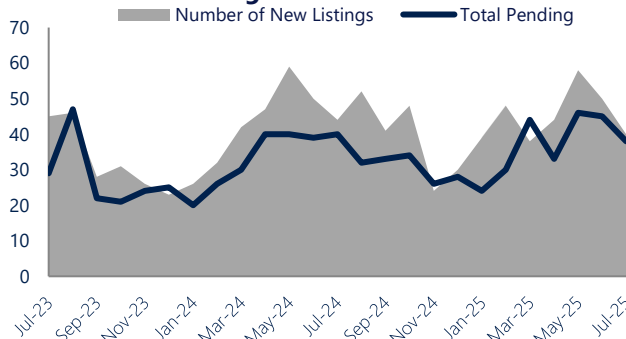
This month there were 40 homes newly listed for sale in Edgefield and Churchland compared to 44 in July 2024, a decrease of 9%. There were 38 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 5% lower than last July.

Months of Supply

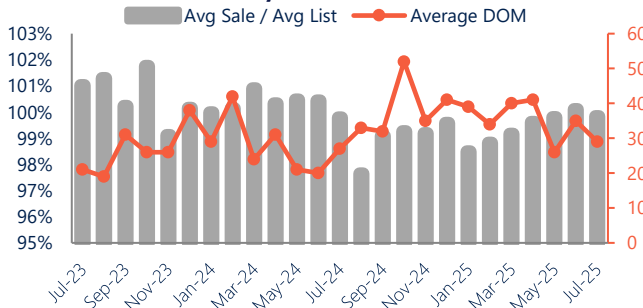
In July, there was 1.4 months of supply available in Edgefield and Churchland, compared to 1.7 in July 2024. That is a decrease of 19% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Edgefield and Churchland was 99.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 27, an increase of 7%.

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