Focus On: Berkeley County Housing Market  
June  2019

Units Sold  
227

Active Inventory  
735

Median Sale Price  
$203,000

Days On Market  
62

Up 5%  
Vs. Year Ago

Up 1%  
Vs. Year Ago

Up 7%  
Vs. Year Ago

Up 13%  
Vs. Year Ago

Units Sold  
There was an increase in total units sold in June, with 227 sold this month in Berkeley County versus 221 last month, an increase of 3%. This month’s total units sold was higher than at this time last year, an increase of 5% versus June 2018.

Active Inventory  
Versus last year, the total number of homes available this month is higher by 10 units or 1%. The total number of active inventory this June was 735 compared to 725 in June 2018. This month’s total of 735 is lower than the previous month’s total supply of available inventory of 769, a decrease of 4%.

Median Sale Price  
Last June, the median sale price for Berkeley County Homes was $189,950. This June, the median sale price was $203,000, an increase of 7% or $13,050 compared to last year. The current median sold price is 1% lower than in May.

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

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.
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June 2019

New Listings
326

Current Contracts
247

Sold Vs. List Price
98.4%

Months of Supply
3.2

**New Listings & Current Contracts**

This month there were 326 homes newly listed for sale in Berkeley County compared to 287 in June 2018, an increase of 14%. There were 247 current contracts pending sale this June compared to 202 a year ago. The number of current contracts is 22% higher than last June.

**Months of Supply**

In June, there was 3.2 months of supply available in Berkeley County, compared to 3.4 in June 2018. That is a decrease of 4% 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.

**Sale Price to List Price Ratio**

In June, the average sale price in Berkeley County was 98.4% 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 62, higher than the average last year, which was 55, an increase of 13%.

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