



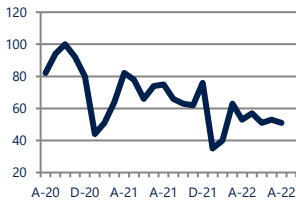
Focus On: Berlin and Bishopville Housing Market

August 2022

Zip Code(s): 21811, 21813 and 21862

Units Sold

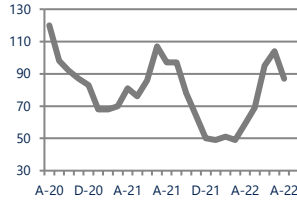
51



Down -32%
Vs. Year Ago

Active Inventory

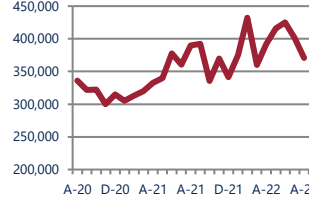
87



Down -10%
Vs. Year Ago

Median Sale Price

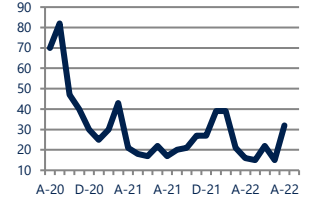
\$371,000



Down -5%
Vs. Year Ago

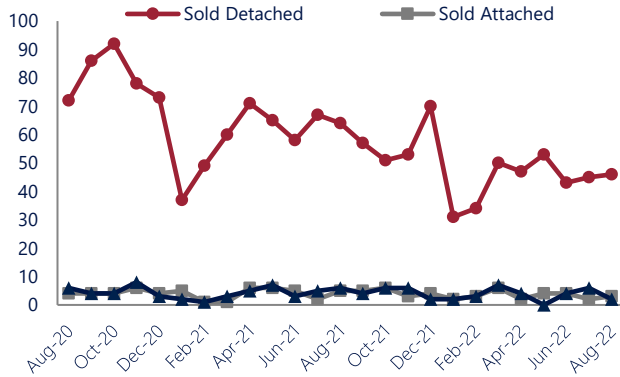
Days On Market

32



Up 88%
Vs. Year Ago

Units Sold*



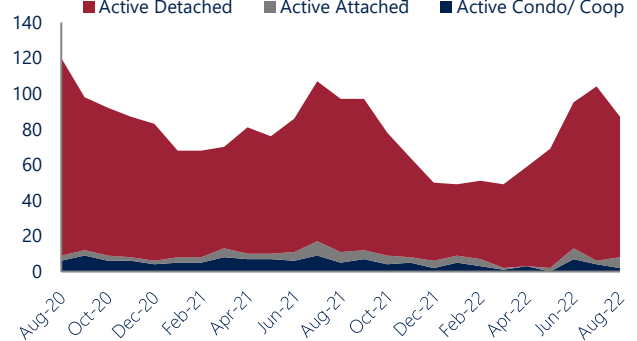
Units Sold

There was a decrease in total units sold in August, with 51 sold this month in Berlin and Bishopville versus 53 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 32% versus August 2021.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 10%. The total number of active inventory this August was 87 compared to 97 in August 2021. This month's total of 87 is lower than the previous month's total supply of available inventory of 104, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Berlin and Bishopville Homes was \$390,000. This August, the median sale price was \$371,000, a decrease of 5% or \$19,000 compared to last year. The current median sold price is 7% lower than in July.

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

Berlin and Bishopville are defined as properties listed in zip code/s 21811, 21813 and 21862.

*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.





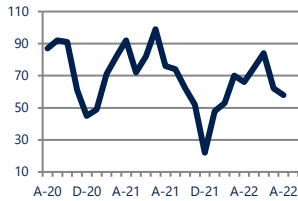
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August 2022

Zip Code(s): 21811, 21813 and 21862

New Listings

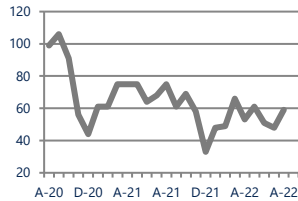
58



Down -24%
Vs. Year Ago

Current Contracts

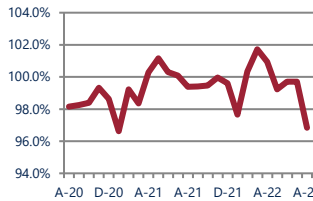
59



Down -21%
Vs. Year Ago

Sold Vs. List Price

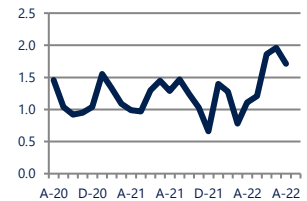
96.8%



Down -2.6%
Vs. Year Ago

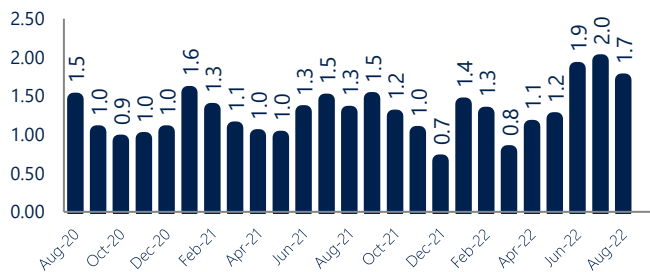
Months of Supply

1.7



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

In August, there was 1.7 months of supply available in Berlin and Bishopville, compared to 1.3 in August 2021. That is an increase of 32% versus a year ago.

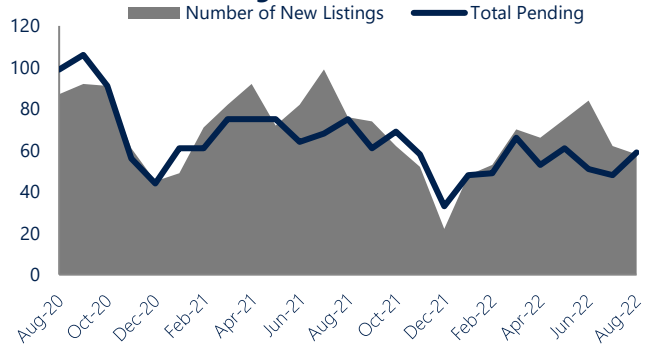
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

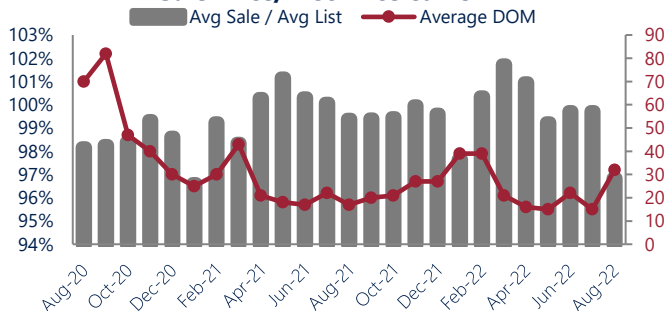
This month there were 58 homes newly listed for sale in Berlin and Bishopville compared to 76 in August 2021, a decrease of 24%.

There were 59 current contracts pending sale this August compared to 75 a year ago. The number of current contracts is 21% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Berlin and Bishopville was 96.8% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 17, an increase of 88%.



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