

THE LONG & FOSTER MARKET MINUTE™

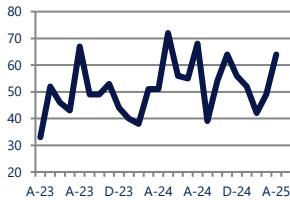
FOCUS ON: **BERLIN AND BISHOPVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 21811, 21813 and 21862

Units Sold

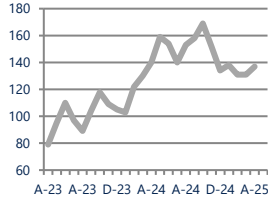
64



Up 25%
Vs. Year Ago

Active Inventory

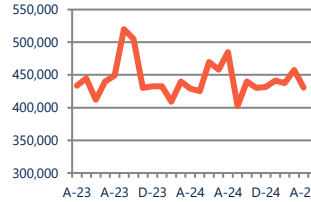
137



Down -2%
Vs. Year Ago

Median Sale Price

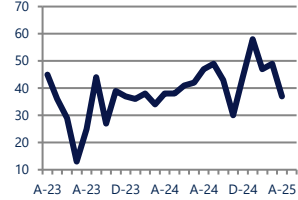
\$430,450



No Change
Vs. Year Ago

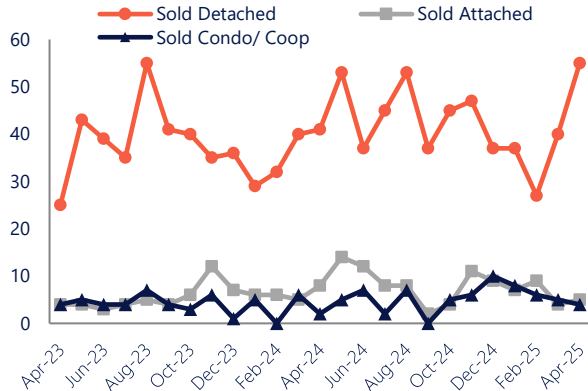
Days On Market

37



Down -3%
Vs. Year Ago

Units Sold*



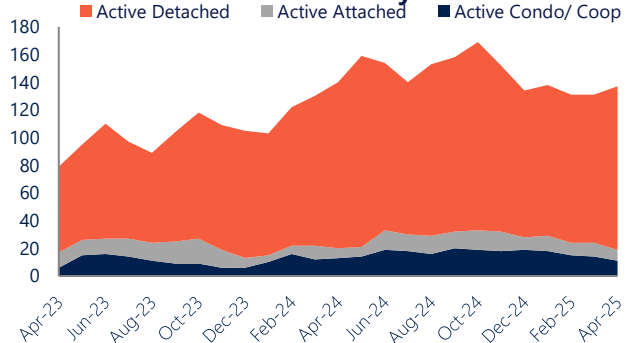
Units Sold

There was an increase in total units sold in April, with 64 sold this month in Berlin and Bishopville versus 49 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 25% versus April 2024.

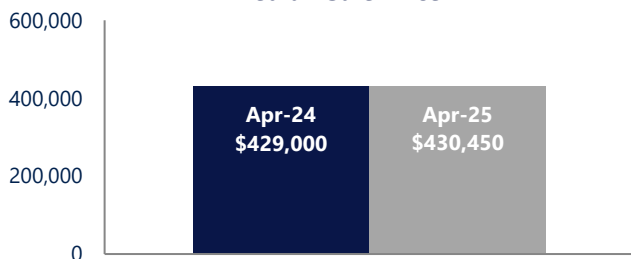
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this April was 137 compared to 140 in April 2024. This month's total of 137 is higher than the previous month's total supply of available inventory of 131, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Berlin and Bishopville Homes was \$429,000. This April, the median sale price was \$430,450, which is similar compared to a year ago. The current median sold price is 6% higher than in March.

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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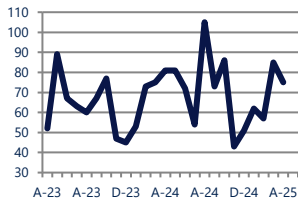
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APRIL 2025

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New Listings

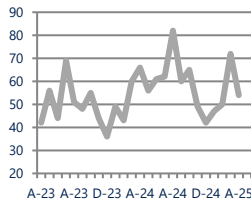
75



Down -7%
Vs. Year Ago

Current Contracts

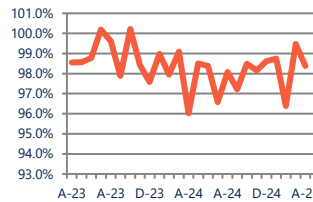
54



Down -18%
Vs. Year Ago

Sold Vs. List Price

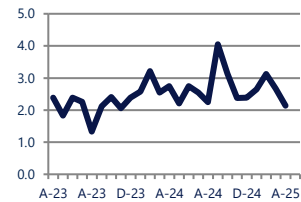
98.4%



Up 2.4%
Vs. Year Ago

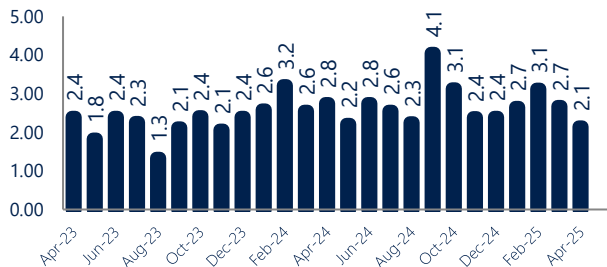
Months of Supply

2.1



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

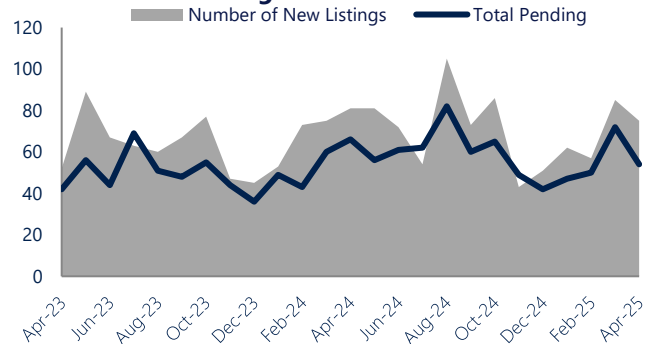
In April, there was 2.1 months of supply available in Berlin and Bishopville, compared to 2.7 in April 2024. That is a decrease of 22% versus a year ago.

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.

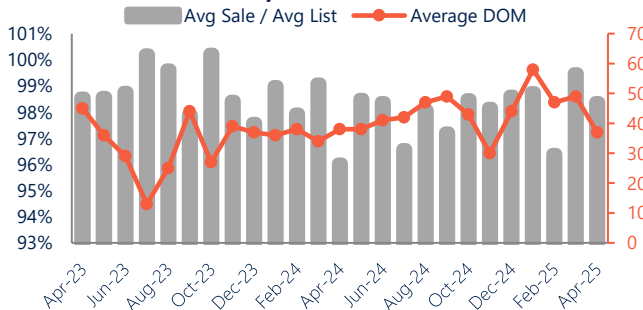
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Berlin and Bishopville compared to 81 in April 2024, a decrease of 7%. There were 54 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 18% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Berlin and Bishopville was 98.4% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 38, a decrease of 3%.

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