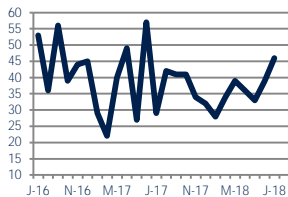


Units Sold

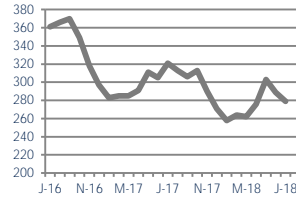
46



Up
Vs. Year Ago

Active Inventory

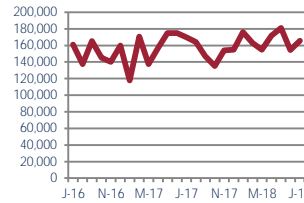
279



Down -13%
Vs. Year Ago

Median Sale Price

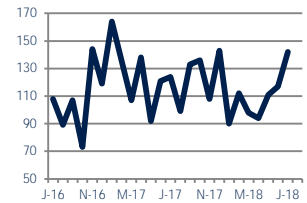
\$165,500



Down -3%
Vs. Year Ago

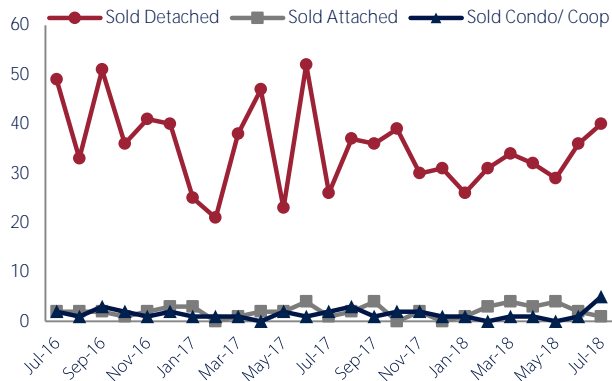
Days On Market

142



Up 15%
Vs. Year Ago

Units Sold*



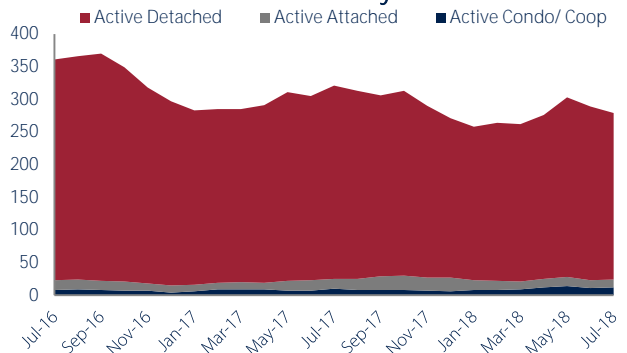
Units Sold

There was an increase in total units sold in July, with 46 sold this month in Dorchester County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 13%. The total number of active inventory this July was 279 compared to 321 in July 2017. This month's total of 279 is lower than the previous month's total supply of available inventory of 289, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Dorchester County Homes was \$170,000. This July, the median sale price was \$165,500, a decrease of 3% or \$4,500 compared to last year. The current median sold price is 7% 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.



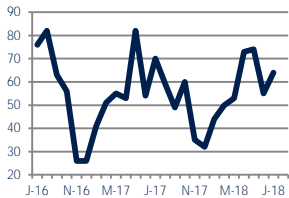
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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 MRIS or Long & Foster Real Estate, Inc.





New Listings

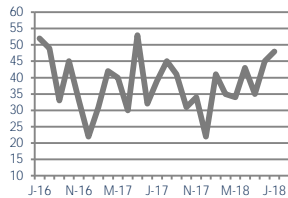
64



Down -9%
Vs. Year Ago

Current Contracts

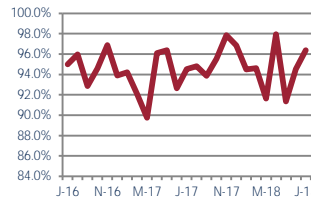
48



Up 23%
Vs. Year Ago

Sold Vs. List Price

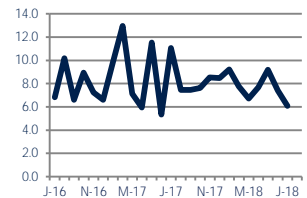
96.4%



Up 2%
Vs. Year Ago

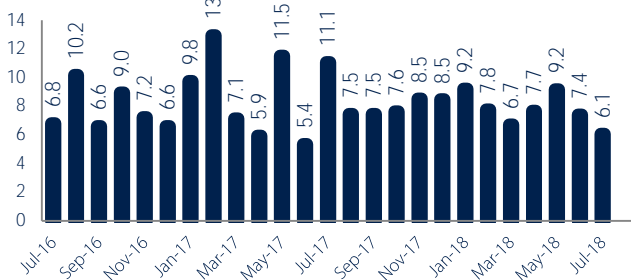
Months of Supply

6.1



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

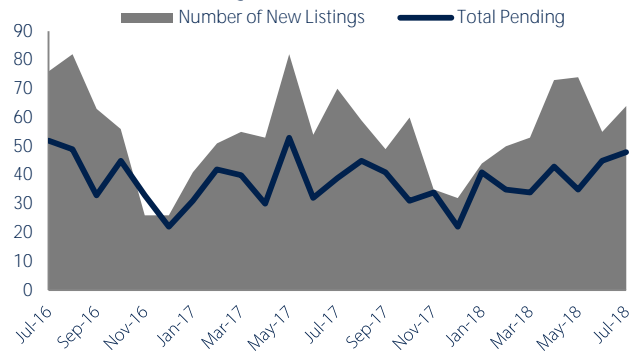
In July, there was 6.1 months of supply available in Dorchester County, compared to 11.1 in July 2017. That is a decrease of 45% versus a year ago.

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.

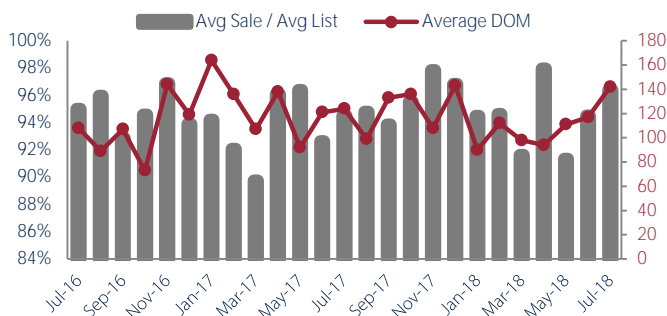
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Dorchester County compared to 70 in July 2017, a decrease of 9%. There were 48 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 23% 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 96.4% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 142, higher than the average last year, which was 124, an increase of 15%.



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