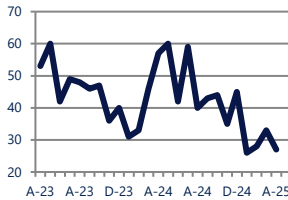


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DORCHESTER COUNTY HOUSING MARKET**

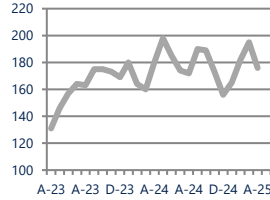
APRIL 2025

Units Sold 27



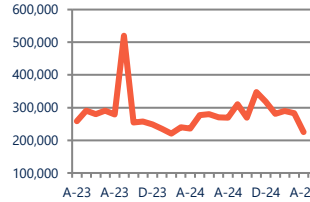
Down
Vs. Year Ago

Active Inventory 176



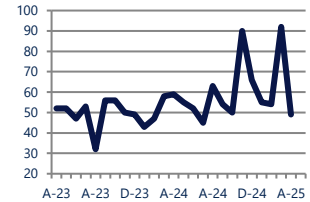
Down -2%
Vs. Year Ago

Median Sale Price \$225,000



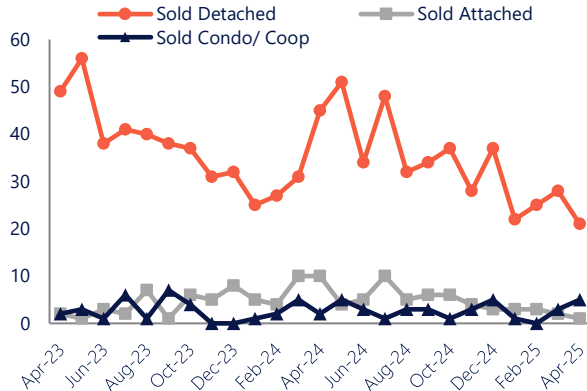
Down -5%
Vs. Year Ago

Days On Market 49



Down -17%
Vs. Year Ago

Units Sold*



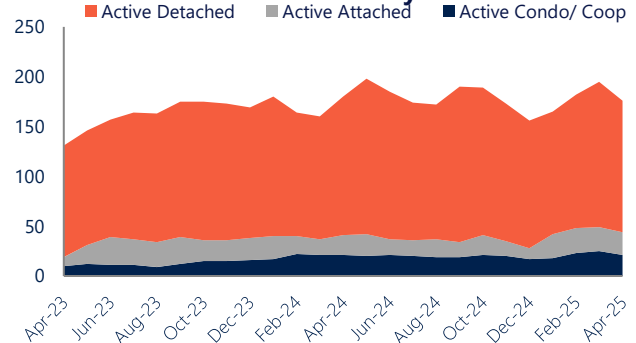
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 27 sold this month in Dorchester County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

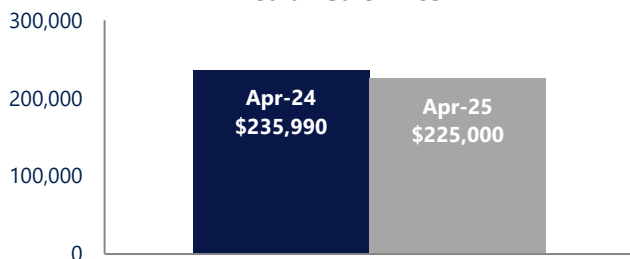
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this April was 176 compared to 180 in April 2024. This month's total of 176 is lower than the previous month's total supply of available inventory of 195, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Dorchester County Homes was \$235,990. This April, the median sale price was \$225,000, a decrease of 5% or \$10,990 compared to last year. The current median sold price is 20% lower 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.

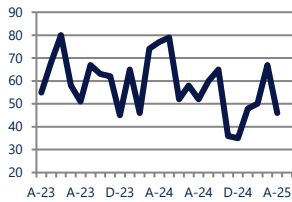
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DORCHESTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

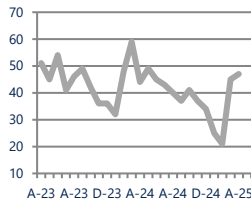
46



Down -40%
Vs. Year Ago

Current Contracts

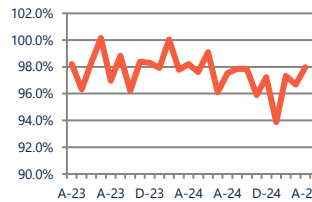
47



Up 7%
Vs. Year Ago

Sold Vs. List Price

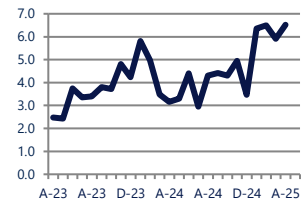
98.0%



No Change
Vs. Year Ago

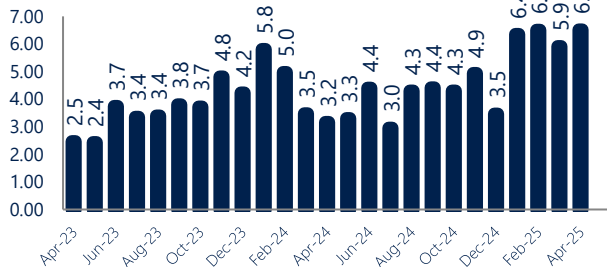
Months of Supply

6.5



Up 106%
Vs. Year Ago

Months Of Supply



Months of Supply

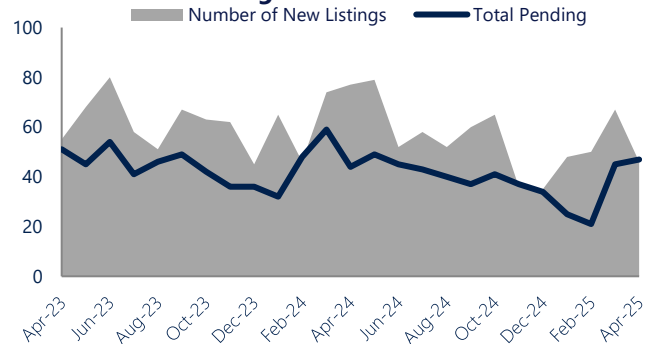
In April, there was 6.5 months of supply available in Dorchester County, compared to 3.2 in April 2024. That is an increase of 106% versus a year ago.

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.

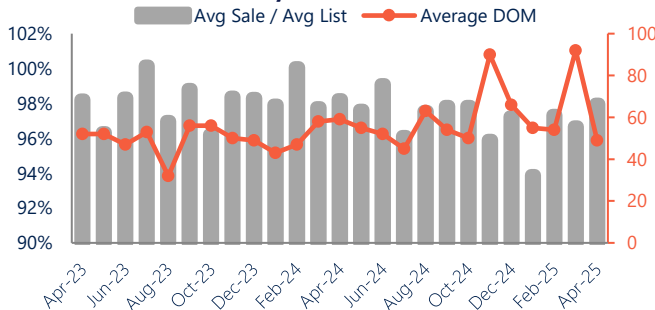
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Dorchester County compared to 77 in April 2024, a decrease of 40%. There were 47 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 7% higher 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 Dorchester County was 98.0% 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 49, lower than the average last year, which was 59, a decrease of 17%.