

THE LONG & FOSTER MARKET MINUTE™

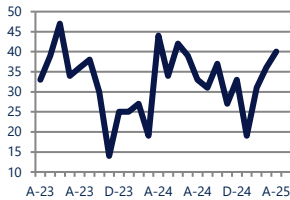
FOCUS ON: **EDGEFIELD AND CHURCHLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 23703

Units Sold

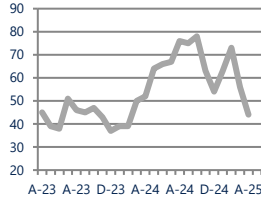
40



Down -9%
Vs. Year Ago

Active Inventory

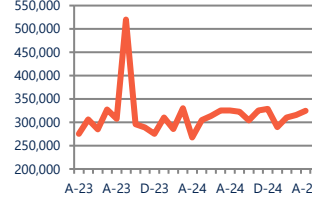
44



Down -15%
Vs. Year Ago

Median Sale Price

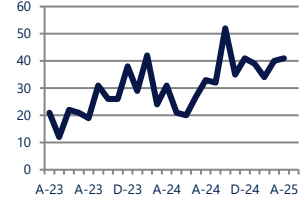
\$324,700



Up 21%
Vs. Year Ago

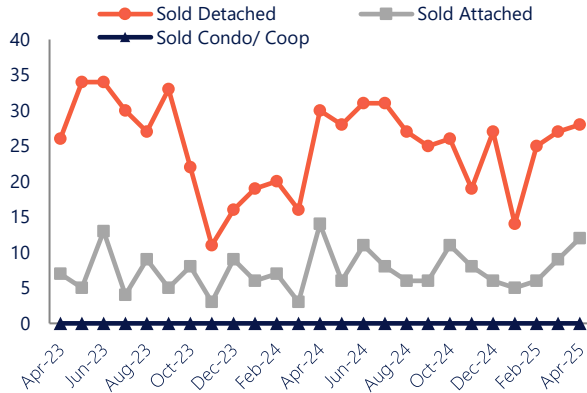
Days On Market

41



Up 32%
Vs. Year Ago

Units Sold*



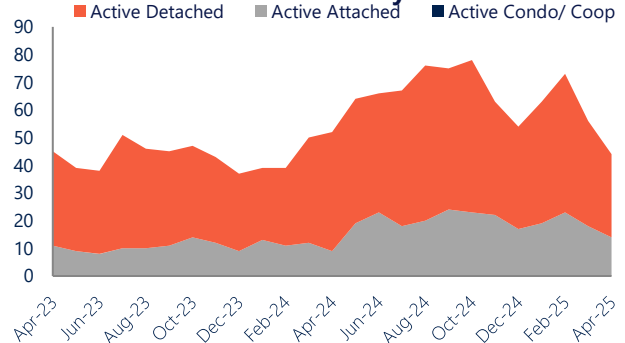
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Edgefield and Churchland versus 36 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

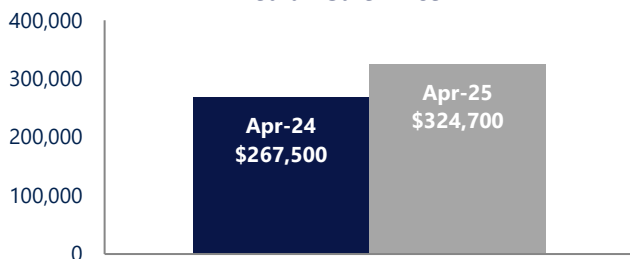
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 15%. The total number of active inventory this April was 44 compared to 52 in April 2024. This month's total of 44 is lower than the previous month's total supply of available inventory of 56, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Edgefield and Churchland Homes was \$267,500. This April, the median sale price was \$324,700, an increase of 21% or \$57,200 compared to last year. The current median sold price is 3% 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.

Edgefield and Churchland are defined as properties listed in zip code/s 23703.

*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

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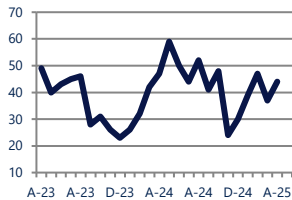
FOCUS ON: **EDGEFIELD AND CHURCHLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 23703

New Listings

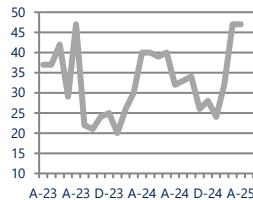
44



Down -6%
Vs. Year Ago

Current Contracts

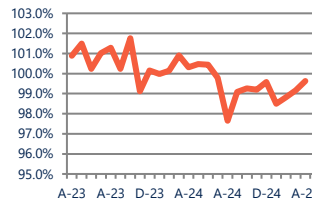
47



Up 18%
Vs. Year Ago

Sold Vs. List Price

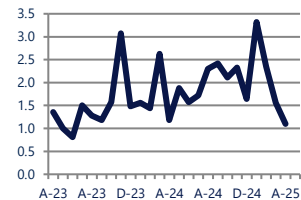
99.6%



Down -0.7%
Vs. Year Ago

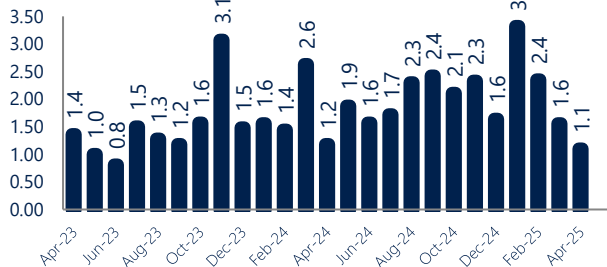
Months of Supply

1.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

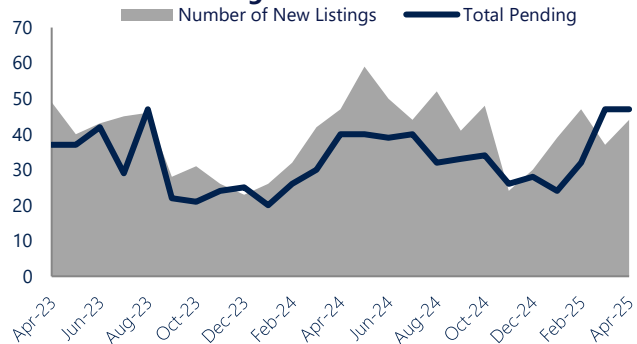
In April, there was 1.1 months of supply available in Edgefield and Churchland. The amount of supply is similar compared to a year ago.

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.

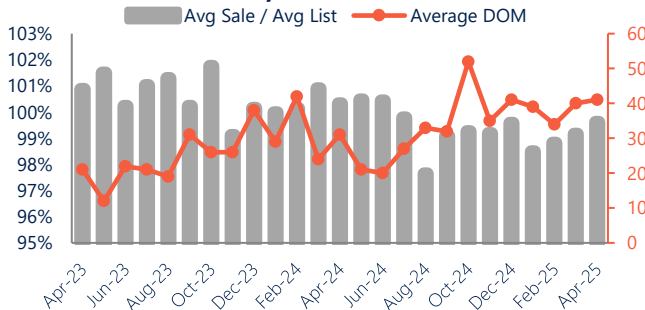
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Edgefield and Churchland compared to 47 in April 2024, a decrease of 6%. There were 47 current contracts pending sale this April compared to 40 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Edgefield and Churchland was 99.6% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 31, an increase of 32%.

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