

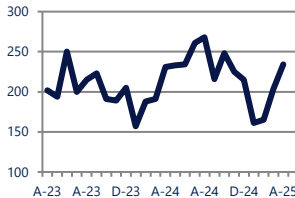
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BERKELEY COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

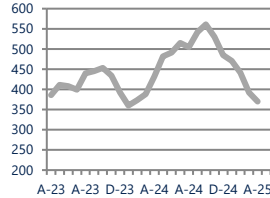
234



Up 1%
Vs. Year Ago

Active Inventory

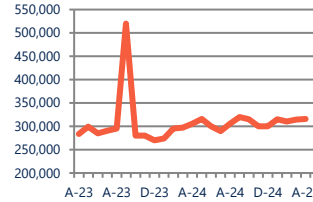
370



Down -14%
Vs. Year Ago

Median Sale Price

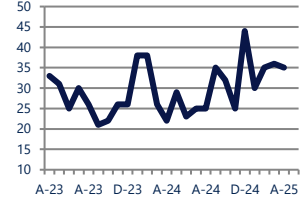
\$315,734



Up 3%
Vs. Year Ago

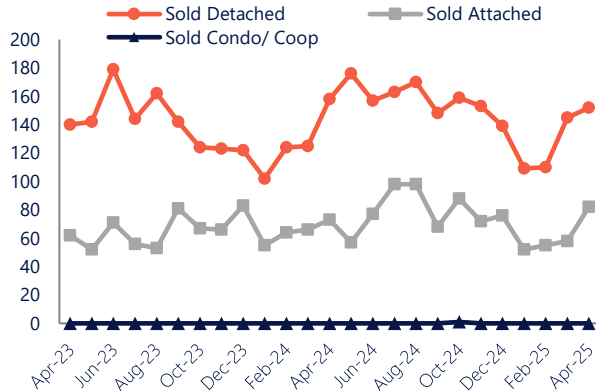
Days On Market

35



Up 59%
Vs. Year Ago

Units Sold*



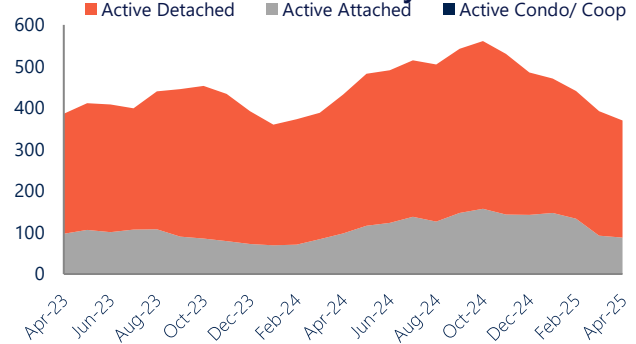
Units Sold

There was an increase in total units sold in April, with 234 sold this month in Berkeley County versus 203 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 14%. The total number of active inventory this April was 370 compared to 432 in April 2024. This month's total of 370 is lower than the previous month's total supply of available inventory of 392, a decrease of 6%.

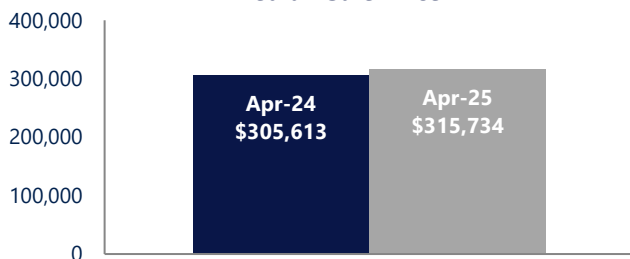
Active Inventory*



Median Sale Price

Last April, the median sale price for Berkeley County Homes was \$305,613. This April, the median sale price was \$315,734, an increase of 3% or \$10,121 compared to last year. The current median sold price is 1% higher than in March.

Median Sale Price



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

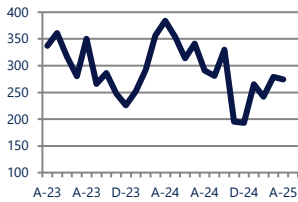
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BERKELEY COUNTY HOUSING MARKET**

APRIL 2025

New Listings

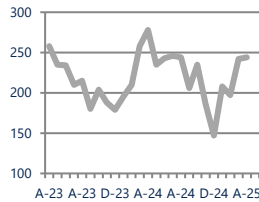
274



Down -29%
Vs. Year Ago

Current Contracts

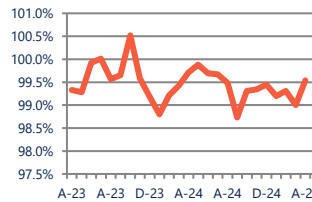
244



Down -12%
Vs. Year Ago

Sold Vs. List Price

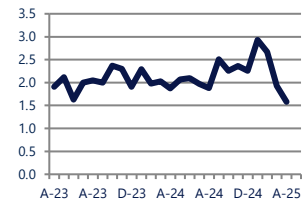
99.5%



No Change
Vs. Year Ago

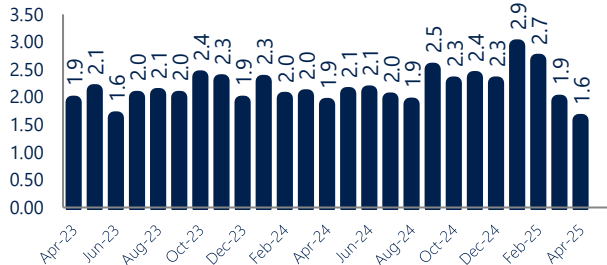
Months of Supply

1.6



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

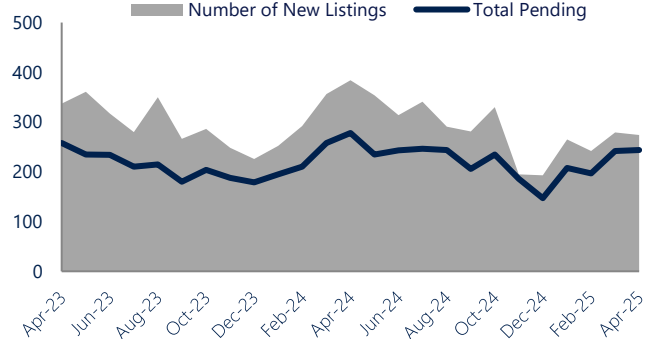
In April, there was 1.6 months of supply available in Berkeley County, compared to 1.9 in April 2024. That is a decrease of 15% versus a year ago.

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.

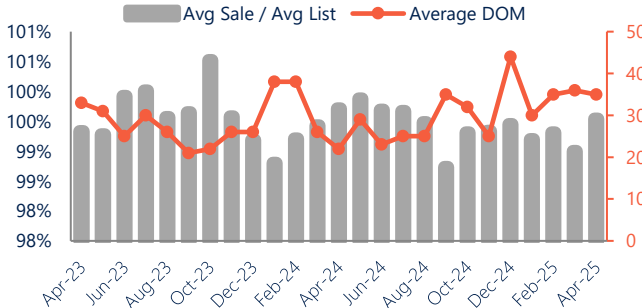
New Listings & Current Contracts

This month there were 274 homes newly listed for sale in Berkeley County compared to 384 in April 2024, a decrease of 29%. There were 244 current contracts pending sale this April compared to 278 a year ago. The number of current contracts is 12% 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 Berkeley County was 99.5% 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 35, higher than the average last year, which was 22, an increase of 59%.