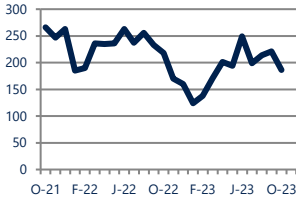


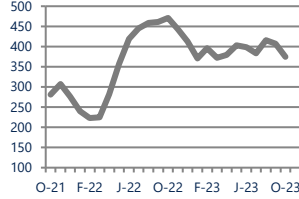


Units Sold
186



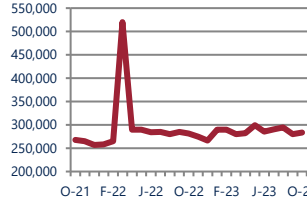
Down -15%
Vs. Year Ago

Active Inventory
375



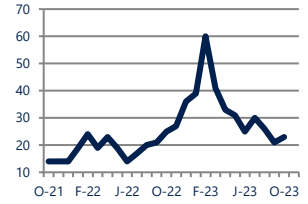
Down -20%
Vs. Year Ago

Median Sale Price
\$283,750



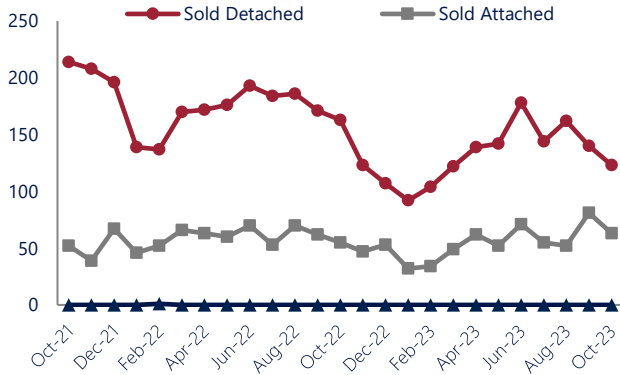
Up 1%
Vs. Year Ago

Days On Market
23



Down -8%
Vs. Year Ago

Units Sold*



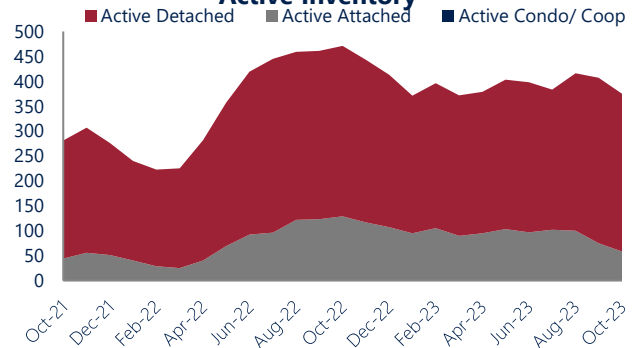
Units Sold

There was a decrease in total units sold in October, with 186 sold this month in Berkeley County versus 221 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 15% versus October 2022.

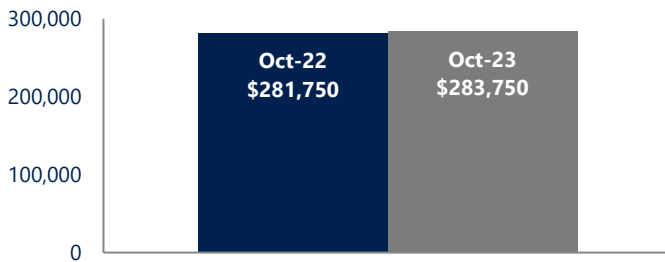
Active Inventory

Versus last year, the total number of homes available this month is lower by 96 units or 20%. The total number of active inventory this October was 375 compared to 471 in October 2022. This month's total of 375 is lower than the previous month's total supply of available inventory of 407, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Berkeley County Homes was \$281,750. This October, the median sale price was \$283,750, an increase of 1% or \$2,000 compared to last year. The current median sold price is 1% higher than in September.

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



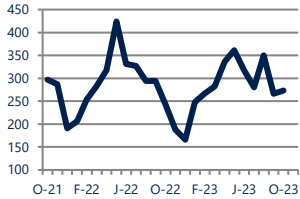
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

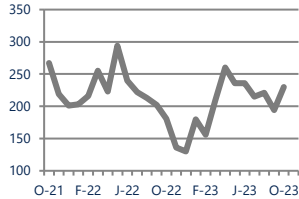
273



Up 12%
Vs. Year Ago

Current Contracts

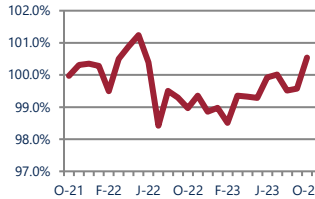
230



Up 27%
Vs. Year Ago

Sold Vs. List Price

100.5%



Up 1.6%
Vs. Year Ago

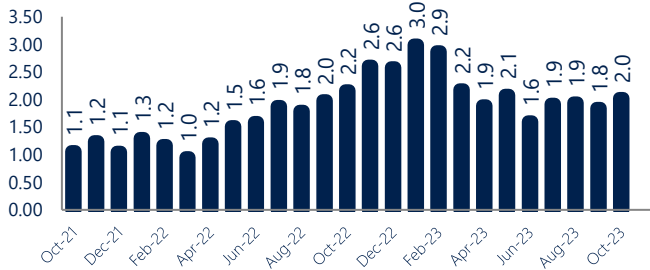
Months of Supply

2.0



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

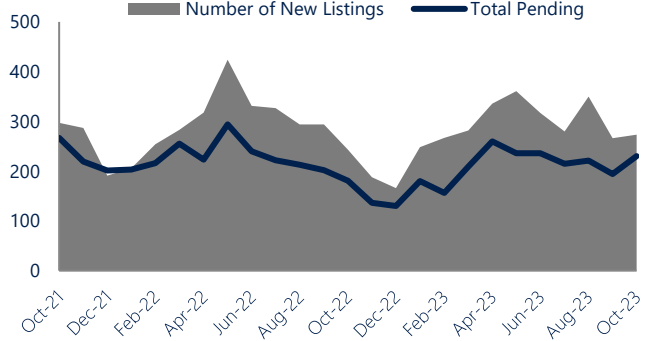
In October, there was 2.0 months of supply available in Berkeley County, compared to 2.2 in October 2022. That is a decrease of 7% versus a year ago.

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.

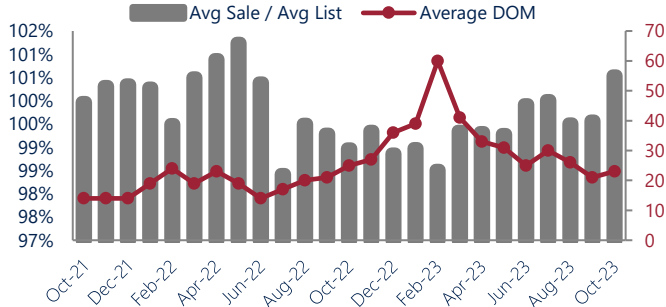
New Listings & Current Contracts

This month there were 273 homes newly listed for sale in Berkeley County compared to 243 in October 2022, an increase of 12%. There were 230 current contracts pending sale this October compared to 181 a year ago. The number of current contracts is 27% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Berkeley County was 100.5% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 25, a decrease of 8%.



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