

THE LONG & FOSTER MARKET MINUTE™

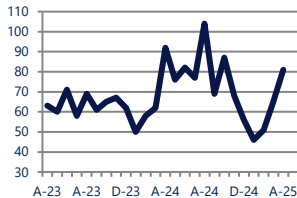
FOCUS ON: **FALLING WATERS, HEDGESVILLE, AND WESTERN BERKELEY COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 25419, 25427, 25421 and 25420

Units Sold

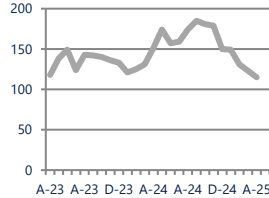
81



Down -12%
Vs. Year Ago

Active Inventory

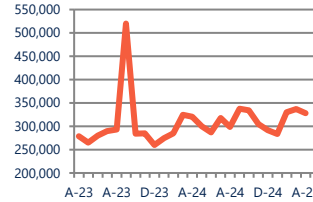
115



Down -24%
Vs. Year Ago

Median Sale Price

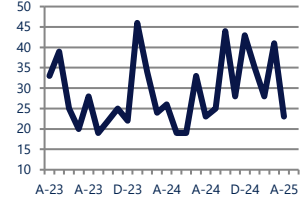
\$328,187



Up 2%
Vs. Year Ago

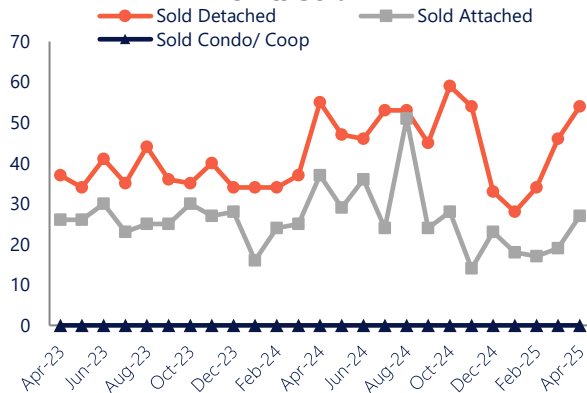
Days On Market

23



Down -12%
Vs. Year Ago

Units Sold*



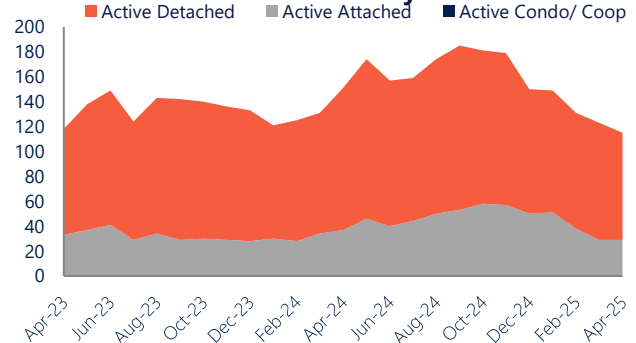
Units Sold

There was an increase in total units sold in April, with 81 sold this month in Falling Waters, Hedgesville, and Western Berkeley County versus 65 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

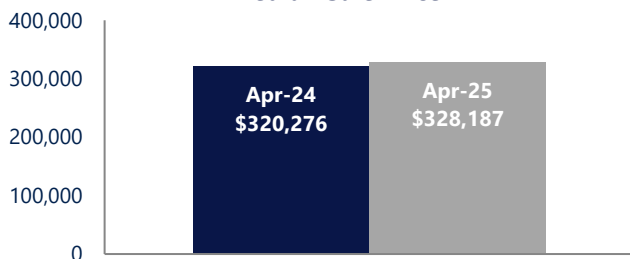
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 24%. The total number of active inventory this April was 115 compared to 151 in April 2024. This month's total of 115 is lower than the previous month's total supply of available inventory of 123, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Falling Waters, Hedgesville, and Western Berkeley County Homes was \$320,276. This April, the median sale price was \$328,187, an increase of 2% or \$7,911 compared to last year. The current median sold price is 3% 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.

Falling Waters, Hedgesville, and Western Berkeley County are defined as properties listed in zip code/s 25419, 25427, 25421 and 25420.

*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.

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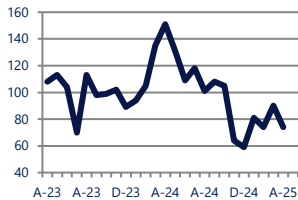
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New Listings

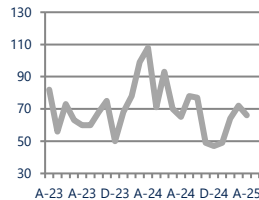
74



Down -51%
Vs. Year Ago

Current Contracts

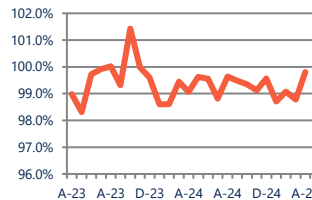
66



Down -39%
Vs. Year Ago

Sold Vs. List Price

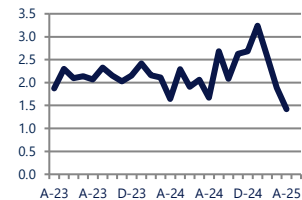
99.8%



Up 0.8%
Vs. Year Ago

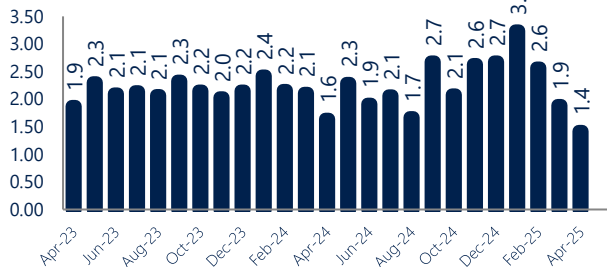
Months of Supply

1.4



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

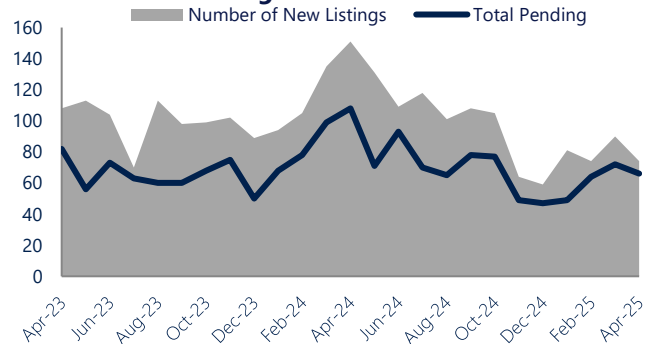
In April, there was 1.4 months of supply available in Falling Waters, Hedgesville, and Western Berkeley County, compared to 1.6 in April 2024. That is a decrease of 13% versus a year ago.

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.

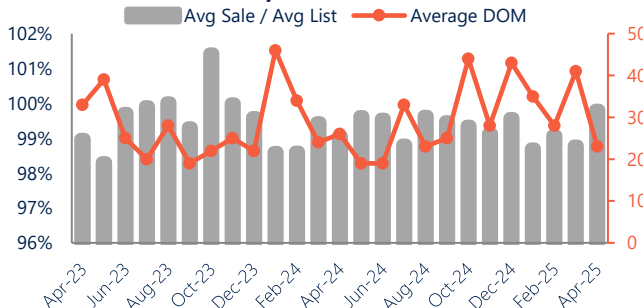
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Falling Waters, Hedgesville, and Western Berkeley County compared to 151 in April 2024, a decrease of 51%. There were 66 current contracts pending sale this April compared to 108 a year ago. The number of current contracts is 39% 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 Falling Waters, Hedgesville, and Western Berkeley County was 99.8% of the average list price, which is 0.7% 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 26, a decrease of 12%.

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