

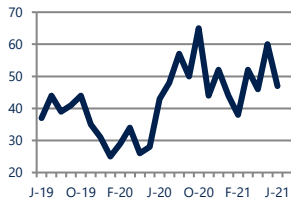


Focus On: **Dorchester County Housing Market**

June 2021

Units Sold

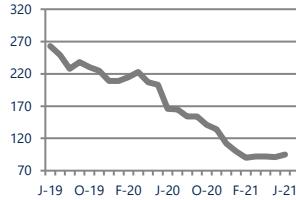
47



Up 9%
Vs. Year Ago

Active Inventory

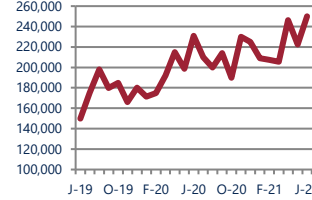
95



Down -43%
Vs. Year Ago

Median Sale Price

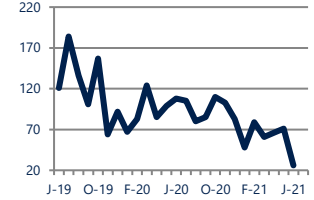
\$250,000



Up 8%
Vs. Year Ago

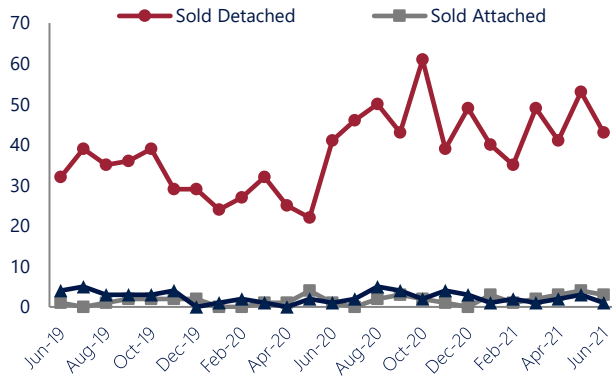
Days On Market

26



Down -76%
Vs. Year Ago

Units Sold*



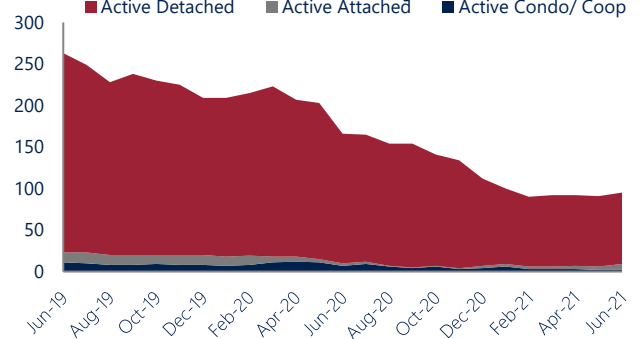
Units Sold

There was a decrease in total units sold in June, with 47 sold this month in Dorchester County versus 60 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2020.

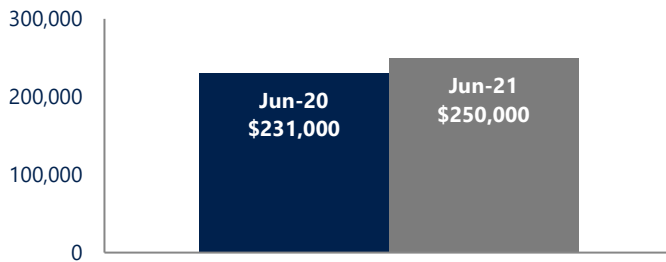
Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 43%. The total number of active inventory this June was 95 compared to 166 in June 2020. This month's total of 95 is higher than the previous month's total supply of available inventory of 91, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Dorchester County Homes was \$231,000. This June, the median sale price was \$250,000, an increase of 8% or \$19,000 compared to last year. The current median sold price is 12% higher than in May.

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



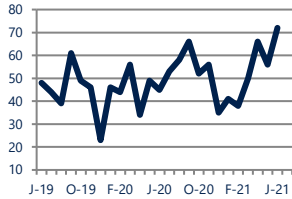
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

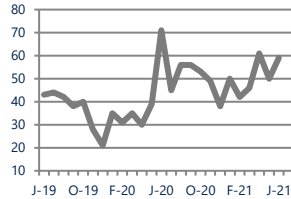
72



Up 60%
Vs. Year Ago

Current Contracts

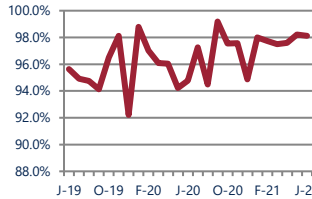
59



Down -17%
Vs. Year Ago

Sold Vs. List Price

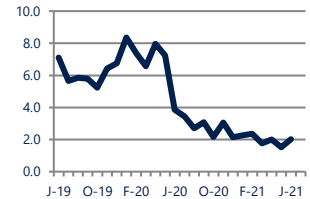
98.1%



Up 3.5%
Vs. Year Ago

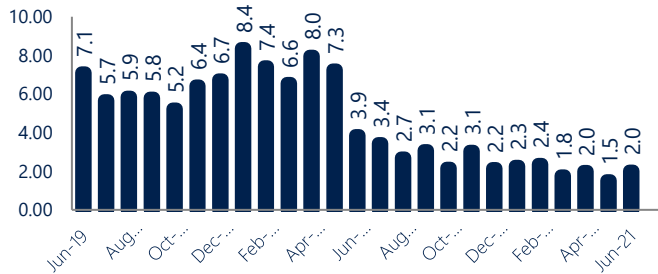
Months of Supply

2.0



Down -48%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

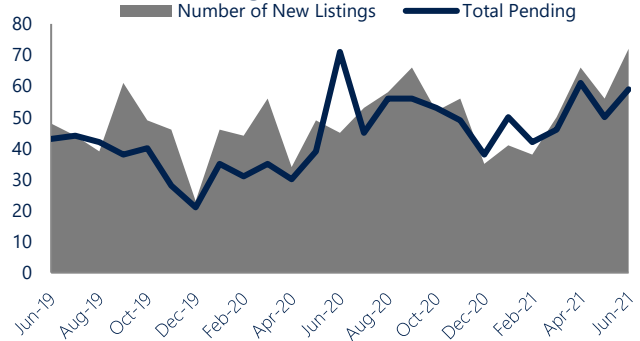
This month there were 72 homes newly listed for sale in Dorchester County compared to 45 in June 2020, an increase of 60%. There were 59 current contracts pending sale this June compared to 71 a year ago. The number of current contracts is 17% lower than last June.

Months of Supply

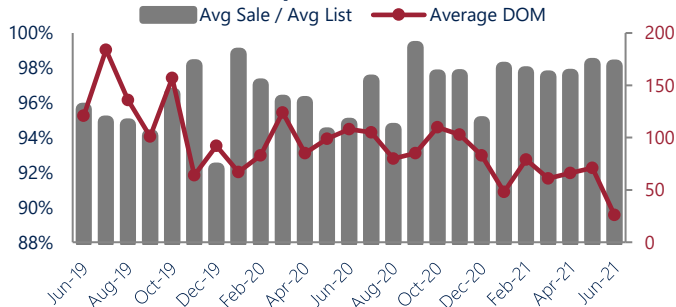
In June, there was 2.0 months of supply available in Dorchester County, compared to 3.9 in June 2020. That is a decrease of 48% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Dorchester County was 98.1% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 108, a decrease of 76%.



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