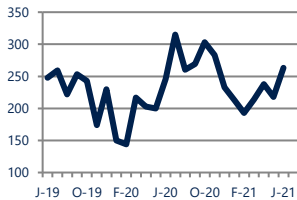




Focus On: **Berkeley County Housing Market**

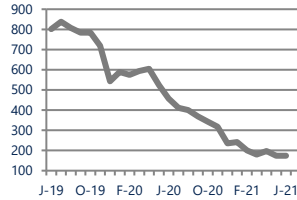
June 2021

Units Sold
263



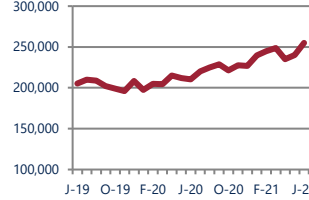
Up 7%
Vs. Year Ago

Active Inventory
174



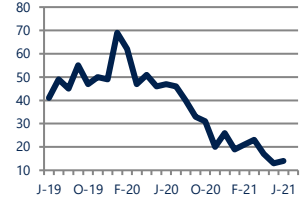
Down -62%
Vs. Year Ago

Median Sale Price
\$255,000



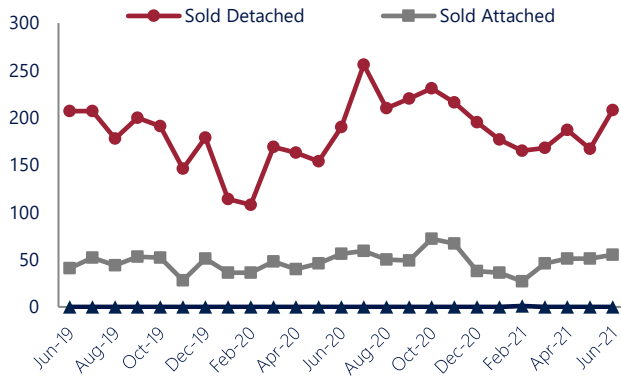
Up 21%
Vs. Year Ago

Days On Market
14



Down -70%
Vs. Year Ago

Units Sold*



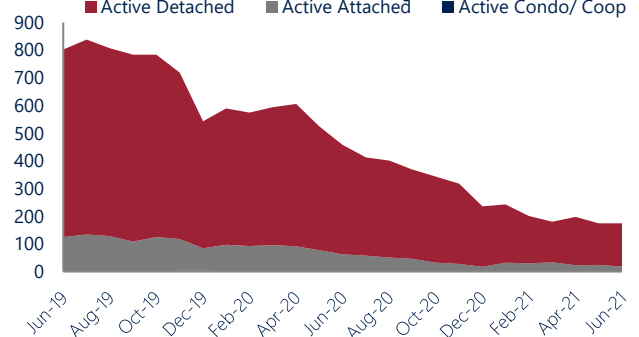
Units Sold

There was an increase in total units sold in June, with 263 sold this month in Berkeley County versus 218 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 284 units or 62%. The total number of active inventory this June was 174 compared to 458 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Berkeley County Homes was \$210,250. This June, the median sale price was \$255,000, an increase of 21% or \$44,750 compared to last year. The current median sold price is 6% 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.



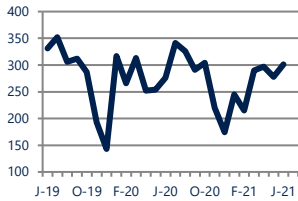
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

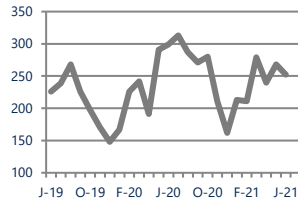
301



Up 9%
Vs. Year Ago

Current Contracts

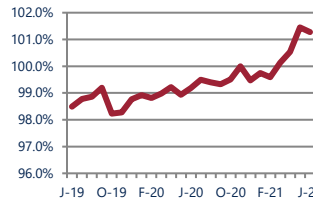
252



Down -16%
Vs. Year Ago

Sold Vs. List Price

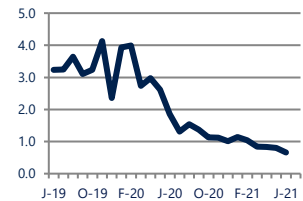
101.3%



Up 2.1%
Vs. Year Ago

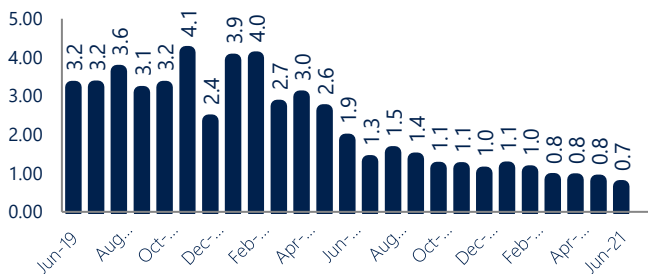
Months of Supply

0.7



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

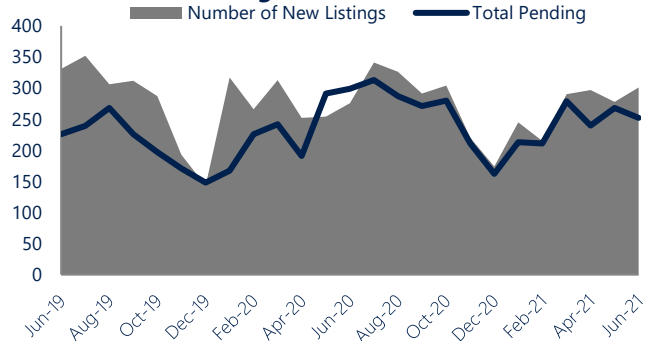
In June, there was 0.7 months of supply available in Berkeley County, compared to 1.9 in June 2020. That is a decrease of 64% versus a year ago.

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.

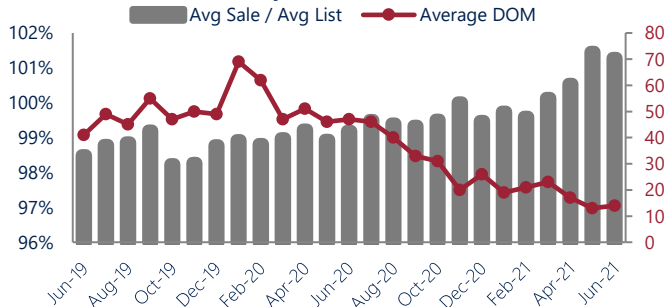
New Listings & Current Contracts

This month there were 301 homes newly listed for sale in Berkeley County compared to 276 in June 2020, an increase of 9%. There were 252 current contracts pending sale this June compared to 299 a year ago. The number of current contracts is 16% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Berkeley County was 101.3% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 47, a decrease of 70%.



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