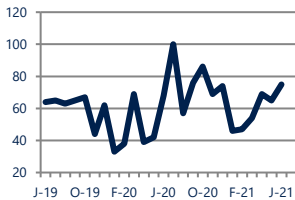




Zip Code(s): 25419, 25427, 25421 and 25420

Units Sold

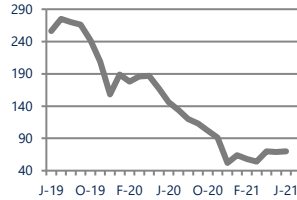
75



Up 10%
Vs. Year Ago

Active Inventory

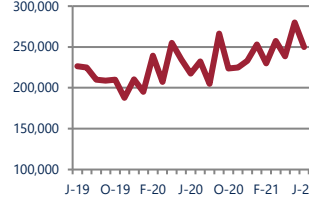
70



Down -52%
Vs. Year Ago

Median Sale Price

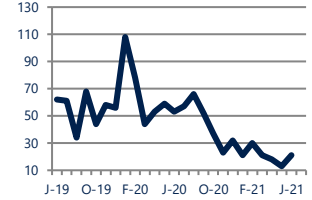
\$250,000



Up 15%
Vs. Year Ago

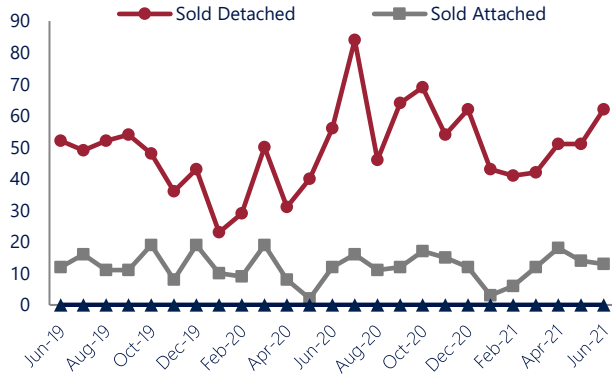
Days On Market

21



Down -60%
Vs. Year Ago

Units Sold*



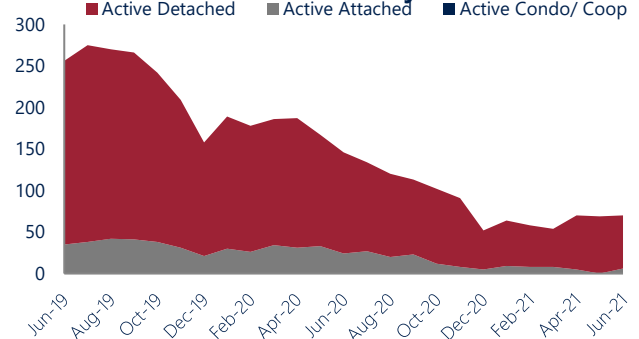
Units Sold

There was an increase in total units sold in June, with 75 sold this month in Falling Waters, Hedgesville, and Western Berkeley County versus 65 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 10% versus June 2020.

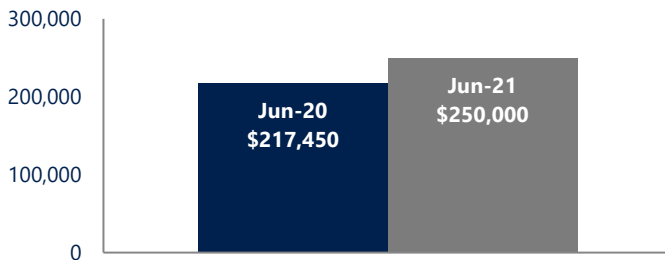
Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 52%. The total number of active inventory this June was 70 compared to 146 in June 2020. This month's total of 70 is higher than the previous month's total supply of available inventory of 69, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Falling Waters, Hedgesville, and Western Berkeley County Homes was \$217,450. This June, the median sale price was \$250,000, an increase of 15% or \$32,550 compared to last year. The current median sold price is 11% lower 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.

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.

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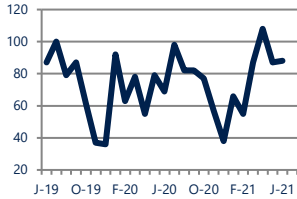




Zip Code(s): 25419, 25427, 25421 and 25420

New Listings

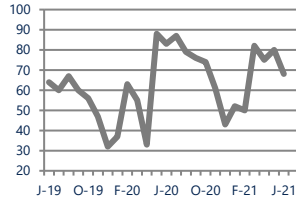
88



Up 28%
Vs. Year Ago

Current Contracts

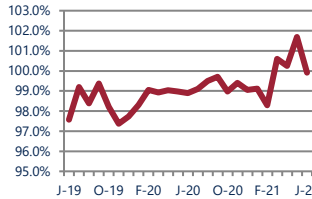
68



Down -18%
Vs. Year Ago

Sold Vs. List Price

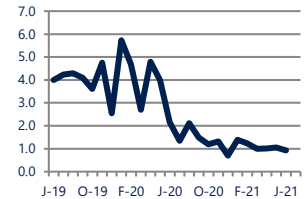
99.9%



Up 1%
Vs. Year Ago

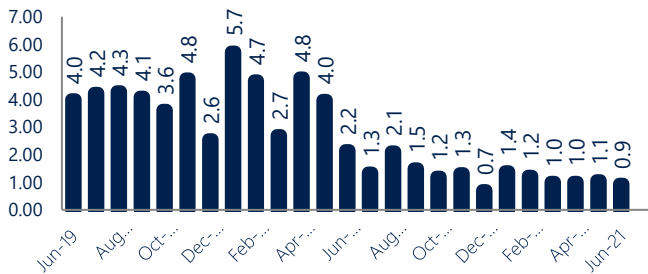
Months of Supply

0.9



Down -57%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

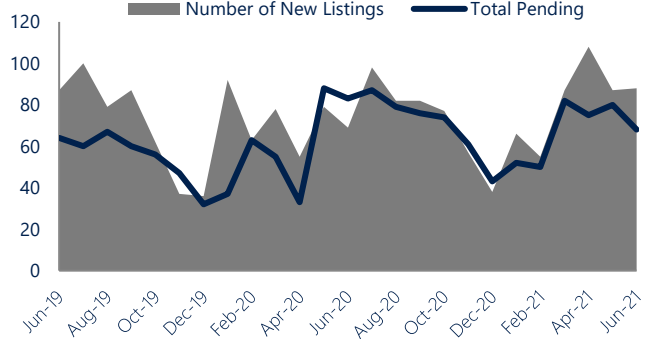
This month there were 88 homes newly listed for sale in Falling Waters, Hedgesville, and Western Berkeley County compared to 69 in June 2020, an increase of 28%. There were 68 current contracts pending sale this June compared to 83 a year ago. The number of current contracts is 18% lower than last June.

Months of Supply

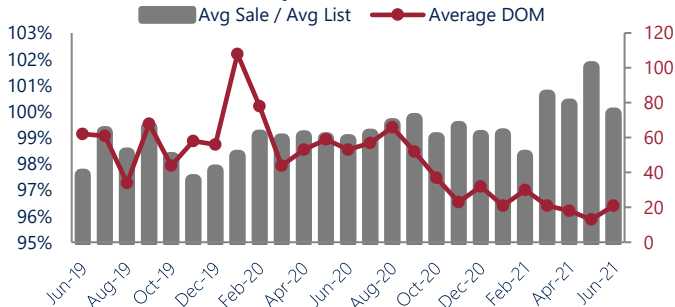
In June, there was 0.9 months of supply available in Falling Waters, Hedgesville, and Western Berkeley County, compared to 2.1 in June 2020. That is a decrease of 57% versus a year ago.

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 Falling Waters, Hedgesville, and Western Berkeley County was 99.9% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 53, a decrease of 60%.



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