

Active vs Contingent/Pending(Supply vs Demand)

This chart shows some radical differences between the **supply and demand markets**. For example, the median year built for active listings is 2007 but the median year built for homes under contract is 2018. This shows buyers are preferring newer homes

	3/17/23		3/26/25		1/15/26	
	Active	Cont/Pend	Active	Cont/Pend	Active	Cont/Pend
1. Entire Residential MLS	2365	2769	4444	2940	4511	2252
2. Median List Price	\$461k	\$432k	\$450k	\$449k	\$442k	\$425k
3. Median \$/sqft	\$224/sqft	\$216/sqft	\$241/sqft	\$237/sqft	\$234/sqft	\$225/sqft
4. Lender Owned	0.5%	0.3%	0.2%	1.4%	0.4%	1.7%
5. Short Sale	0.3%	0.4%	0.5%	0.4%	0.4%	0.9%
6. Berkeley/Dorch	50%	54%	44%	47%	44%	49%
7. Median Year built	2012	2017	2007	2015	2007	2018
8. Pre-owned	66%	57%	76%	63%	76%	59%
9. Single Family Detached	82%	82%	75%	77%	74%	75%

Lines 2 and 3 show that there are a lot of over priced listings.

Lines 4 and 5 show if buyers are focused on prices offered by short sales and foreclosures.

Line 6 shows that the prices in Summerville/Goose Creek are very appealing to buyers.

Line 7 shows that buyers prefer newer.

Line 8 shows that buyers are enamored with new construction.

Line 9 shows if there are problems in the condo market(not too bad right now)