

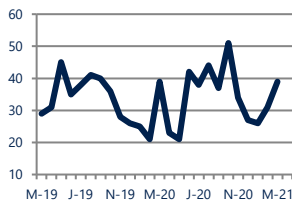


Focus On: Botetourt County Housing Market

March 2021

Units Sold

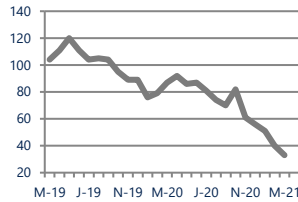
39



No Change
Vs. Year Ago

Active Inventory

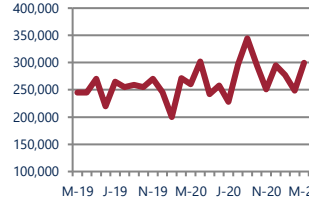
33



Down -62%
Vs. Year Ago

Median Sale Price

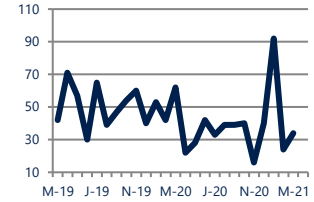
\$299,900



Up 15%
Vs. Year Ago

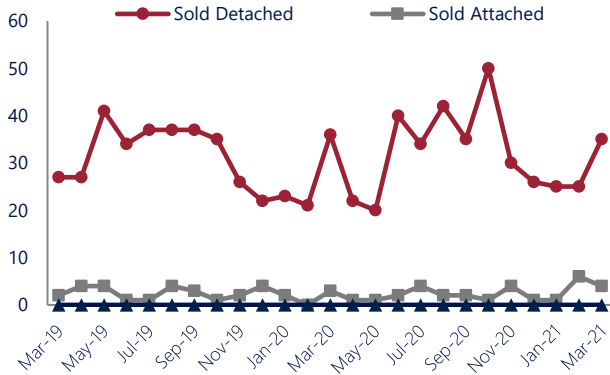
Days On Market

34



Down -45%
Vs. Year Ago

Units Sold*



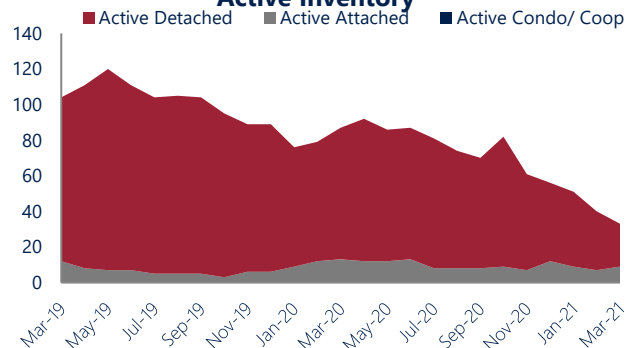
Units Sold

There was an increase in total units sold in March, with 39 sold this month in Botetourt County, an increase of 26%. This month's total units sold is similar compared to a year ago.

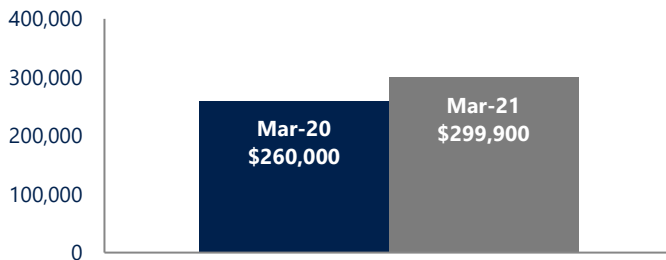
Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 62%. The total number of active inventory this March was 33 compared to 87 in March 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 40, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Botetourt County Homes was \$260,000. This March, the median sale price was \$299,900, an increase of 15% or \$39,900 compared to last year. The current median sold price is 21% higher than in February.

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



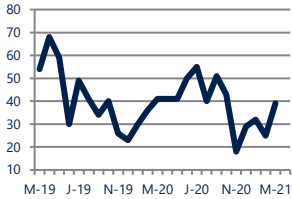
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.





New Listings

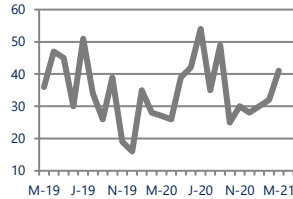
39



Down -5%
Vs. Year Ago

Current Contracts

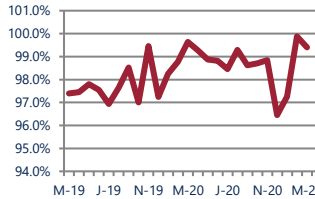
41



Up 52%
Vs. Year Ago

Sold Vs. List Price

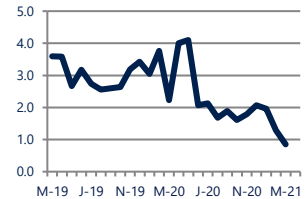
99.4%



No Change
Vs. Year Ago

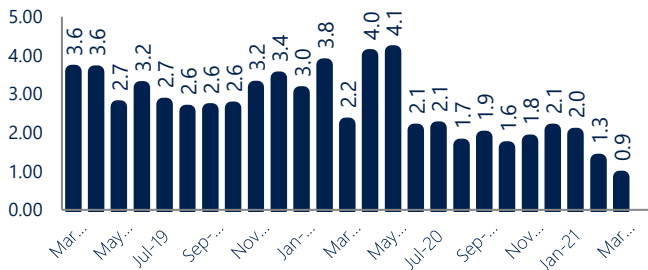
Months of Supply

0.9



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

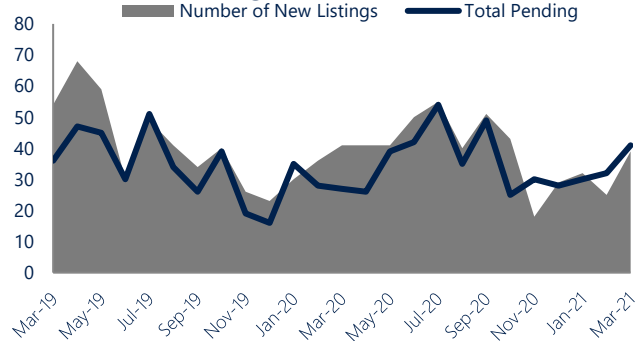
In March, there was 0.8 months of supply available in Botetourt County, compared to 2.2 in March 2020. That is a decrease of 62% versus a year ago.

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.

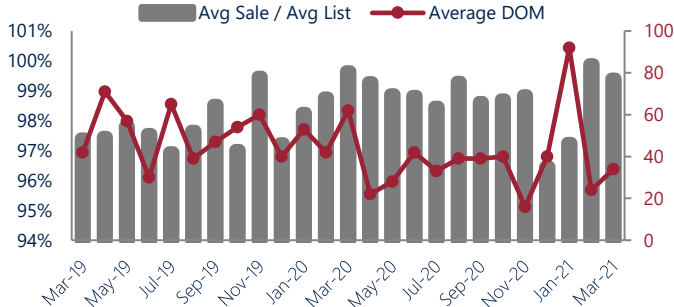
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Botetourt County compared to 41 in March 2020, a decrease of 5%. There were 41 current contracts pending sale this March compared to 27 a year ago. The number of current contracts is 52% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Botetourt County was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 62, a decrease of 45%.



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