



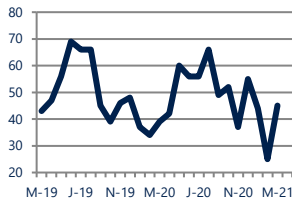
## Focus On: Hylton Park and Lake Crystal Farms Housing Market

March 2021

Zip Code(s): 23236

### Units Sold

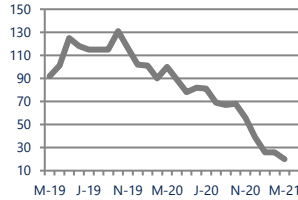
45



Up 15%  
Vs. Year Ago

### Active Inventory

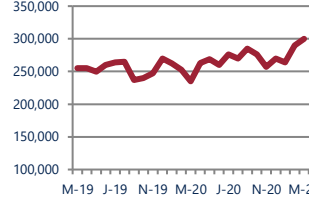
20



Down -80%  
Vs. Year Ago

### Median Sale Price

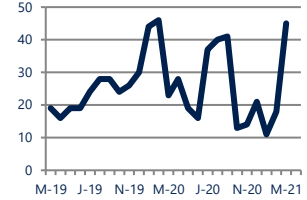
\$300,000



Up 28%  
Vs. Year Ago

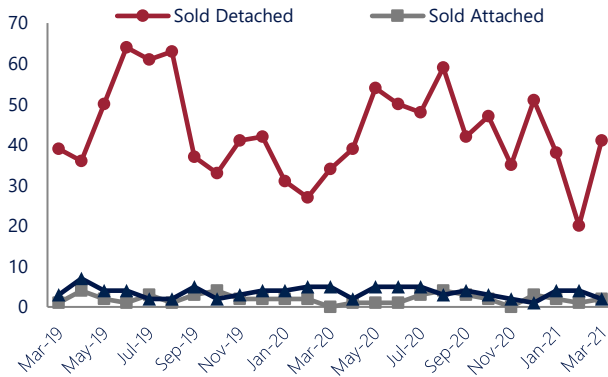
### Days On Market

45



Up 96%  
Vs. Year Ago

### Units Sold\*



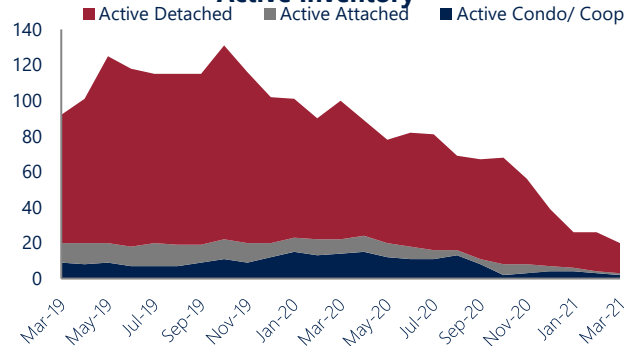
### Units Sold

There was an increase in total units sold in March, with 45 sold this month in Hylton Park and Lake Crystal Farms. This month's total units sold was higher than at this time last year.

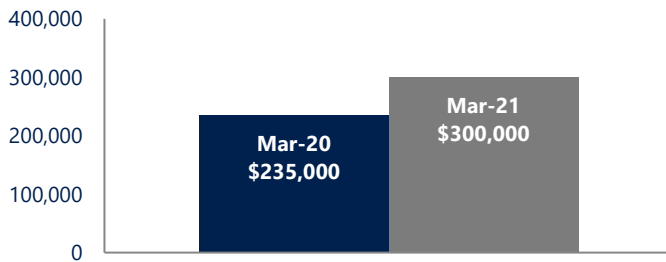
### Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 80%. The total number of active inventory this March was 20 compared to 100 in March 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 26, a decrease of 23%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Hylton Park and Lake Crystal Farms Homes was \$235,000. This March, the median sale price was \$300,000, an increase of \$65,000 compared to last year. The current median sold price is 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.

Hylton Park and Lake Crystal Farms are defined as properties listed in zip code/s 23236.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.





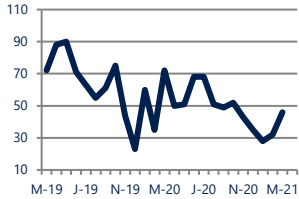
## Focus On: Hylton Park and Lake Crystal Farms Housing Market

March 2021

Zip Code(s): 23236

### New Listings

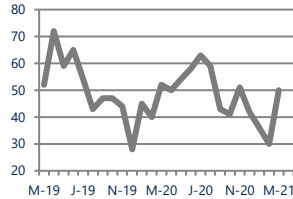
46



Down -36%  
Vs. Year Ago

### Current Contracts

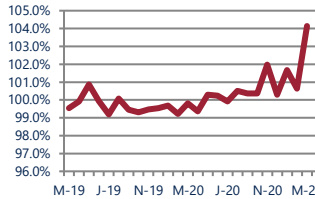
50



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

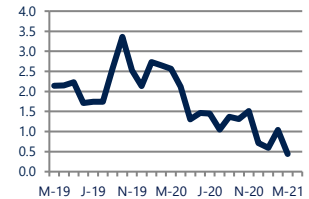
104.1%



Up 4.3%  
Vs. Year Ago

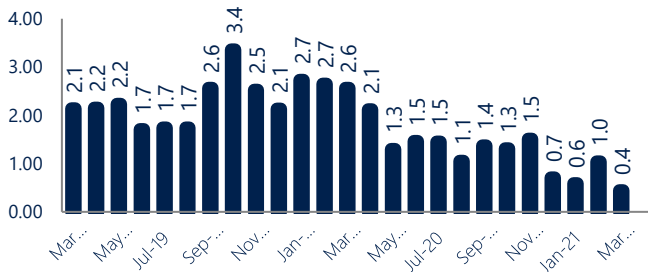
### Months of Supply

0.4



Down -83%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

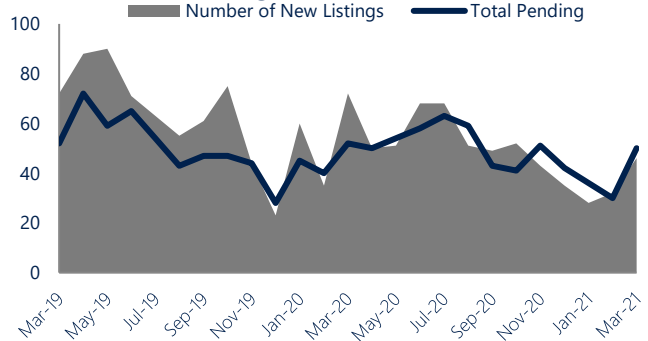
In March, there was 0.4 months of supply available in Hylton Park and Lake Crystal Farms, compared to 2.6 in March 2020. That is a decrease of 83% versus a year ago.

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.

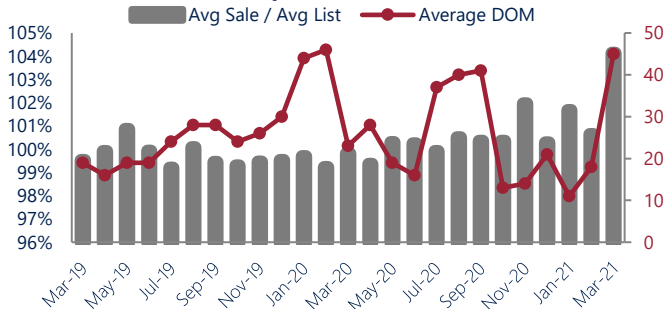
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Hylton Park and Lake Crystal Farms compared to 72 in March 2020, a decrease of 36%. There were 50 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 4% lower 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 Hylton Park and Lake Crystal Farms was 104.1% of the average list price, which is 4.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 23, an increase of 96%.

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