



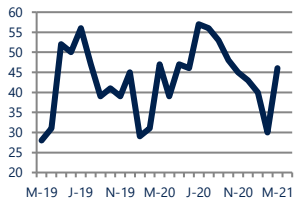
Focus On: Robious Corridor Housing Market

March 2021

Zip Code(s): 23113

Units Sold

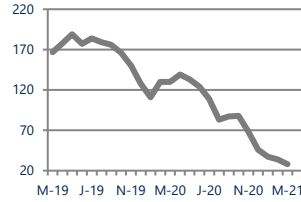
46



Down -2%
Vs. Year Ago

Active Inventory

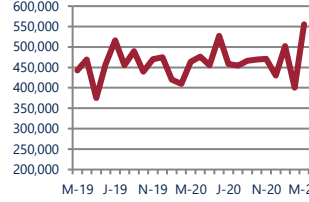
28



Down -78%
Vs. Year Ago

Median Sale Price

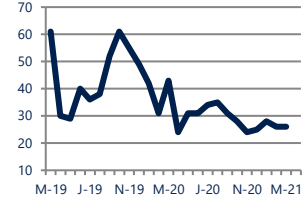
\$555,400



Up 20%
Vs. Year Ago

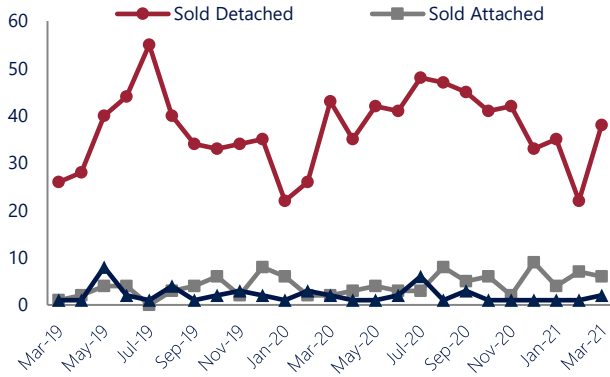
Days On Market

26



Down -40%
Vs. Year Ago

Units Sold*



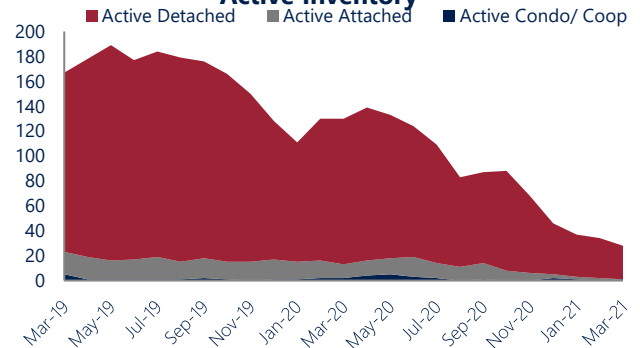
Units Sold

There was an increase in total units sold in March, with 46 sold this month in Robious Corridor. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 78%. The total number of active inventory this March was 28 compared to 130 in March 2020. This month's total of 28 is lower than the previous month's total supply of available inventory of 34, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Robious Corridor Homes was \$463,500. This March, the median sale price was \$555,400, an increase of \$91,900 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.

Robious Corridor are defined as properties listed in zip code/s 23113.

*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.





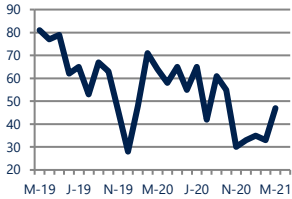
Focus On: Robious Corridor Housing Market

March 2021

Zip Code(s): 23113

New Listings

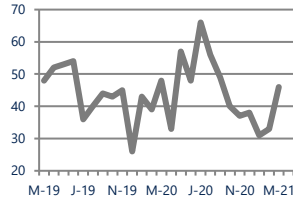
47



Down -27%
Vs. Year Ago

Current Contracts

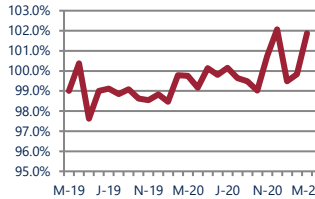
46



Down -4%
Vs. Year Ago

Sold Vs. List Price

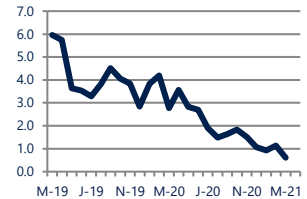
101.9%



Up 2.1%
Vs. Year Ago

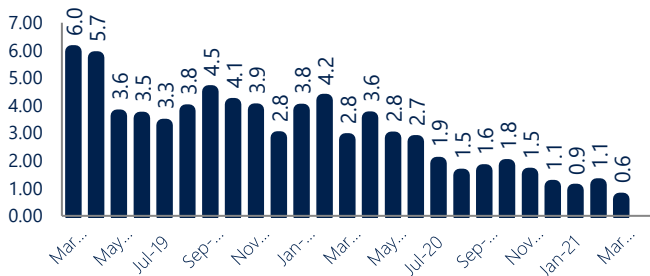
Months of Supply

0.6



Down -78%
Vs. Year Ago

Months Of Supply



Months of Supply

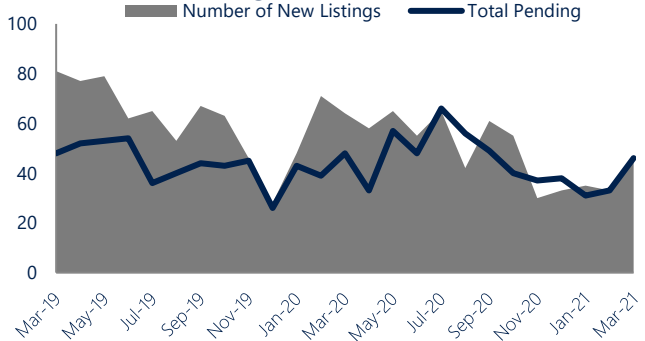
In March, there was 0.6 months of supply available in Robious Corridor, compared to 2.8 in March 2020. That is a decrease of 78% versus a year ago.

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.

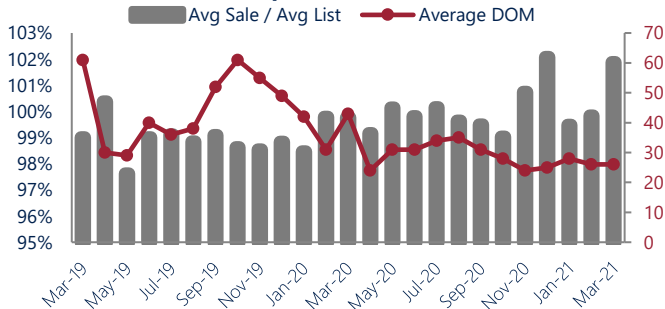
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Robious Corridor compared to 64 in March 2020, a decrease of 27%. There were 46 current contracts pending sale this March compared to 48 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 Robious Corridor was 101.9% 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 26, lower than the average last year, which was 43, a decrease of 40%.



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