

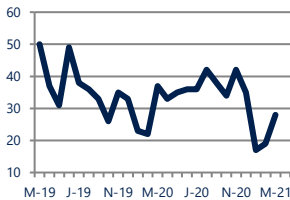


## Focus On: Southcreek Housing Market

March 2021

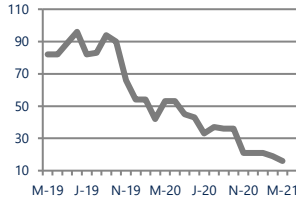
Zip Code(s): 23114

**Units Sold**  
28



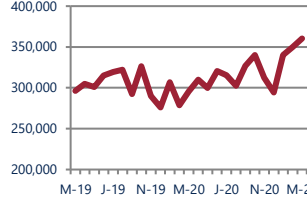
**Down**  
Vs. Year Ago

**Active Inventory**  
16



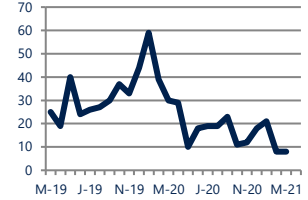
**Down -70%**  
Vs. Year Ago

**Median Sale Price**  
\$360,375



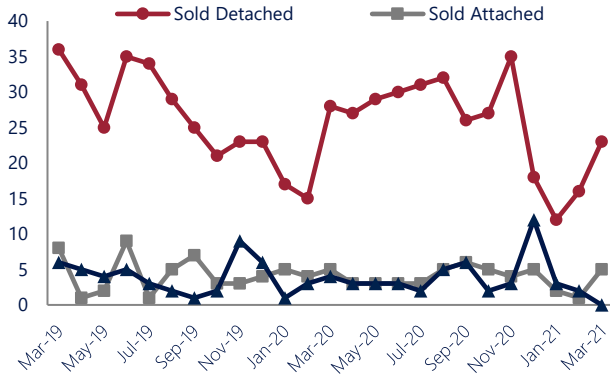
**Up 22%**  
Vs. Year Ago

**Days On Market**  
8



**Down**  
Vs. Year Ago

### Units Sold\*



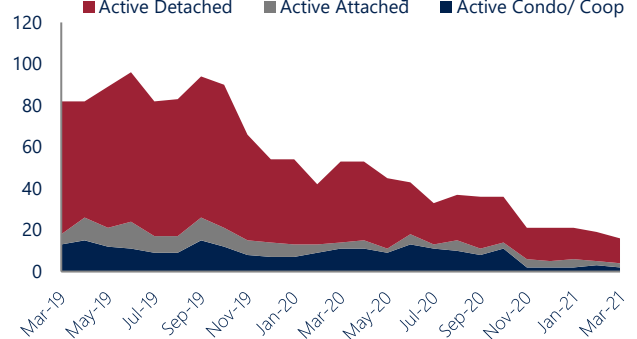
### Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 28 sold this month in Southcreek. This month's total units sold was lower than at this time last year, a decrease from March 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 70%. The total number of active inventory this March was 16 compared to 53 in March 2020. This month's total of 16 is lower than the previous month's total supply of available inventory of 19, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Southcreek Homes was \$295,500. This March, the median sale price was \$360,375, an increase of 22% or \$64,875 compared to last year. The current median sold price is 3% 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.

Southcreek are defined as properties listed in zip code/s 23114.

\*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.





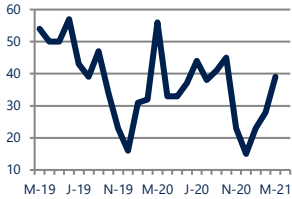
## Focus On: Southcreek Housing Market

March 2021

Zip Code(s): 23114

### New Listings

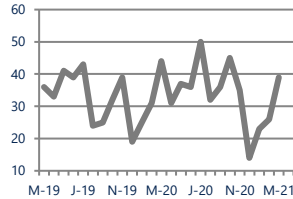
39



**Down -30%**  
Vs. Year Ago

### Current Contracts

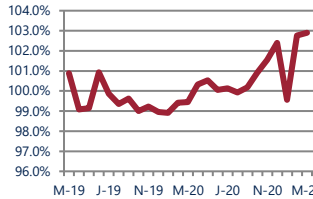
39



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

102.9%



**Up 3.5%**  
Vs. Year Ago

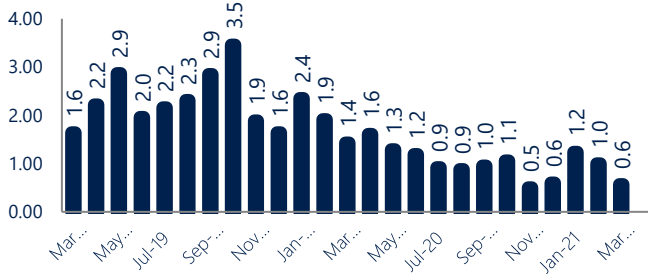
### Months of Supply

0.6



**Down -60%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In March, there was 0.6 months of supply available in Southcreek, compared to 1.4 in March 2020. That is a decrease of 60% versus a year ago.

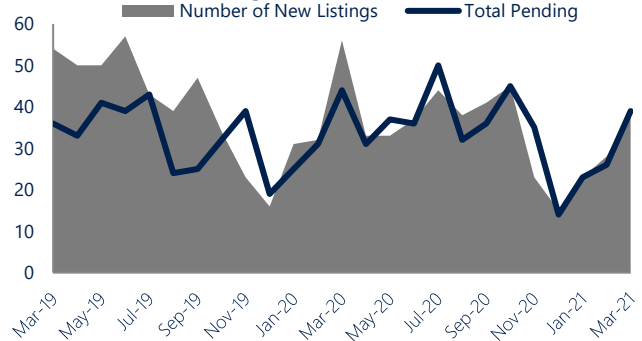
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

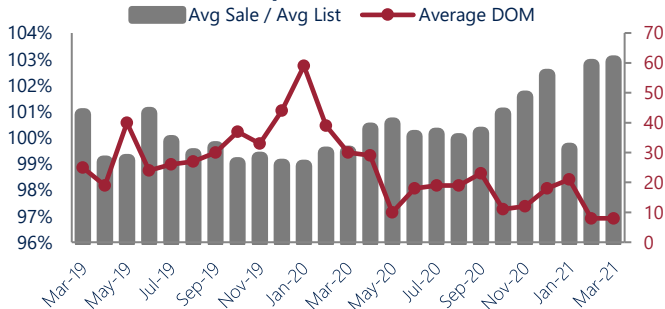
This month there were 39 homes newly listed for sale in Southcreek compared to 56 in March 2020, a decrease of 30%.

There were 39 current contracts pending sale this March compared to 44 a year ago. The number of current contracts is 11% 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 Southcreek was 102.9% of the average list price, which is 3.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 30. This decrease was impacted by the limited number of sales.

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