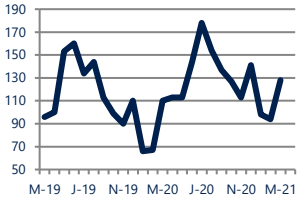




Units Sold

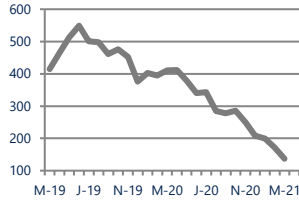
128



Up 16%
Vs. Year Ago

Active Inventory

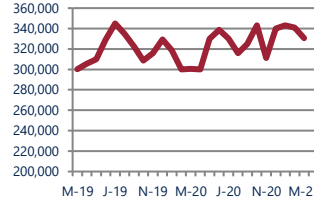
137



Down -67%
Vs. Year Ago

Median Sale Price

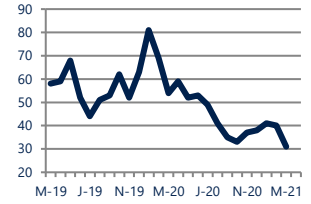
\$330,625



Up 10%
Vs. Year Ago

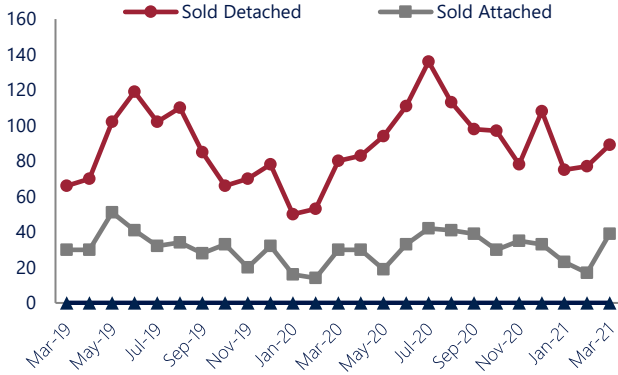
Days On Market

31



Down -43%
Vs. Year Ago

Units Sold*



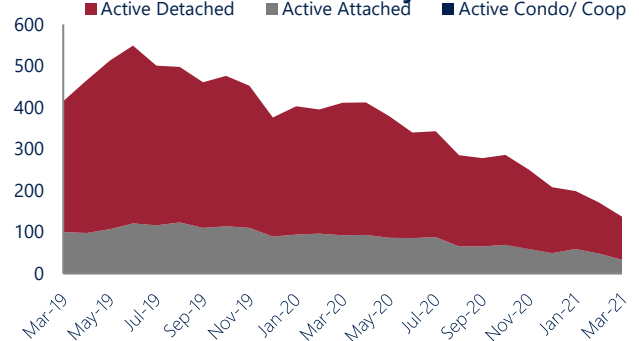
Units Sold

There was an increase in total units sold in March, with 128 sold this month in York County and Poquoson. This month's total units sold was higher than at this time last year.

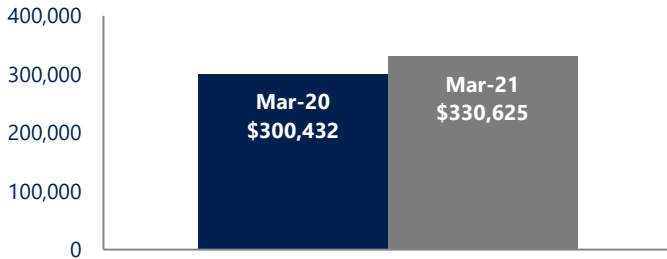
Active Inventory

Versus last year, the total number of homes available this month is lower by 274 units or 67%. The total number of active inventory this March was 137 compared to 411 in March 2020. This month's total of 137 is lower than the previous month's total supply of available inventory of 172, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for York County and Poquoson Homes was \$300,432. This March, the median sale price was \$330,625, an increase of 10% or \$30,193 compared to last year. The current median sold price is 3% lower 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.



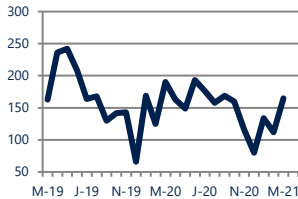
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and 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 REIN or Long & Foster Real Estate, Inc.





New Listings

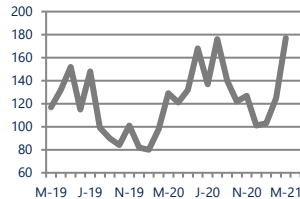
165



Down -13%
Vs. Year Ago

Current Contracts

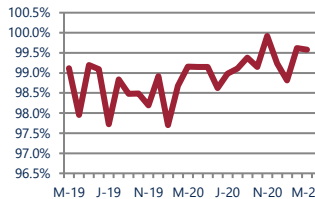
177



Up 37%
Vs. Year Ago

Sold Vs. List Price

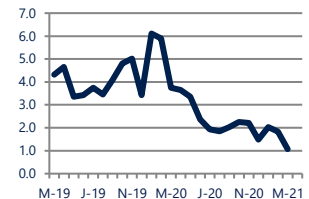
99.6%



No Change
Vs. Year Ago

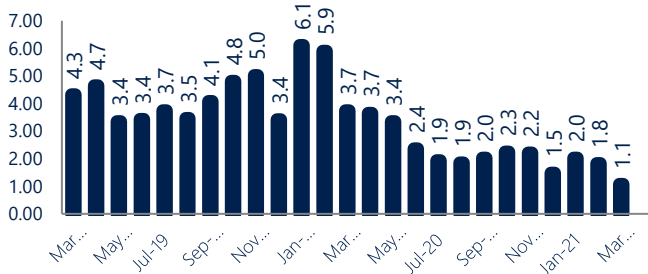
Months of Supply

1.1



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

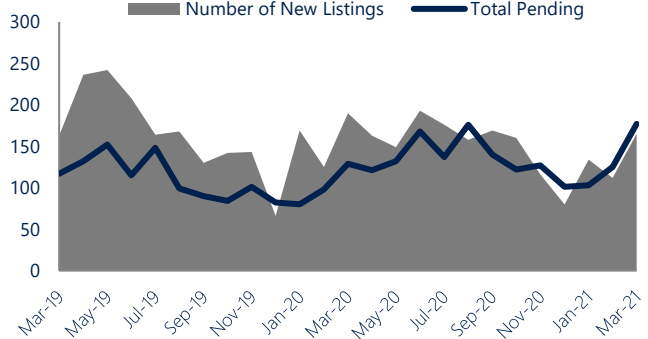
In March, there was 1.1 months of supply available in York County and Poquoson, compared to 3.7 in March 2020. That is a decrease of 71% versus a year ago.

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.

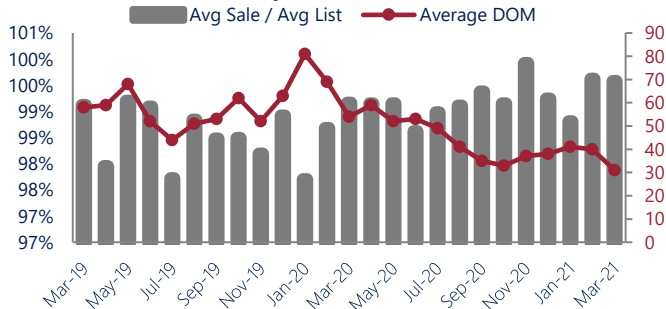
New Listings & Current Contracts

This month there were 165 homes newly listed for sale in York County and Poquoson compared to 190 in March 2020, a decrease of 13%. There were 177 current contracts pending sale this March compared to 129 a year ago. The number of current contracts is 37% 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 York County and Poquoson was 99.6% 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 31, lower than the average last year, which was 54, a decrease of 43%.



*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

