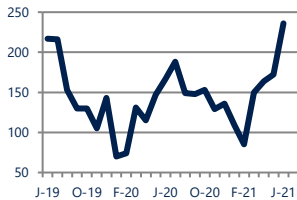




Focus On: Albemarle County Housing Market

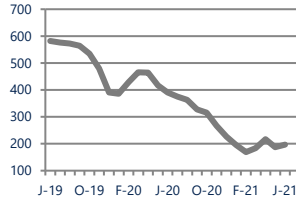
June 2021

**Units Sold**  
236



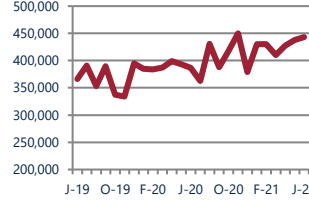
**Up**  
Vs. Year Ago

**Active Inventory**  
197



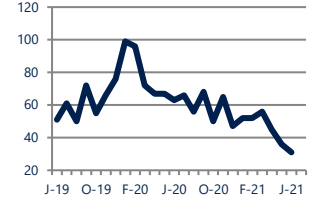
**Down -50%**  
Vs. Year Ago

**Median Sale Price**  
\$443,000



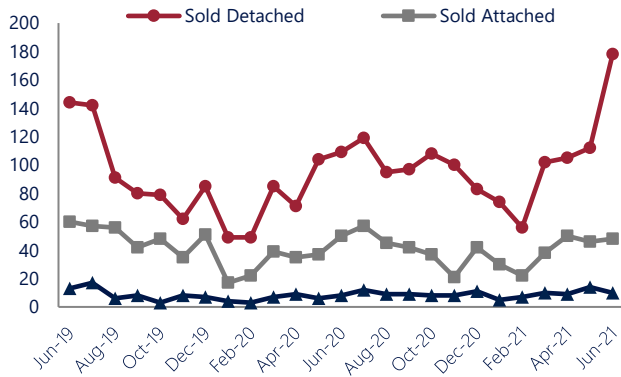
**Up 14%**  
Vs. Year Ago

**Days On Market**  
31



**Down -51%**  
Vs. Year Ago

**Units Sold\***



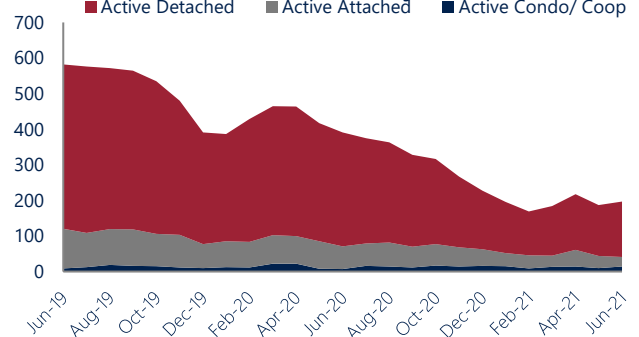
**Units Sold**

There was an increase in total units sold in June, with 236 sold this month in Albemarle County. This month's total units sold was higher than at this time last year.

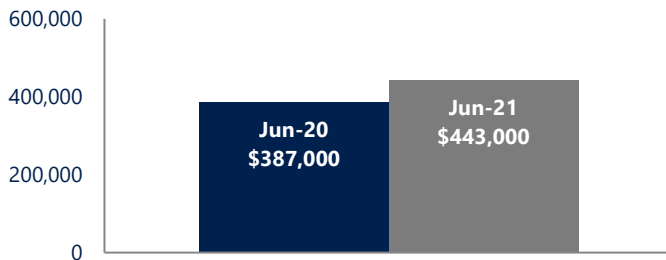
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 194 units or 50%. The total number of active inventory this June was 197 compared to 391 in June 2020. This month's total of 197 is higher than the previous month's total supply of available inventory of 187, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Albemarle County Homes was \$387,000. This June, the median sale price was \$443,000, an increase of 14% or \$56,000 compared to last year. The current median sold price is 1% higher than in May.

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

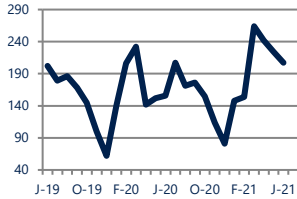


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGAHR and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



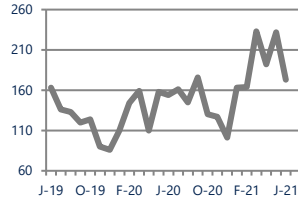


### New Listings 207



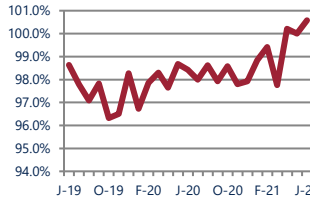
**Up 33%**  
Vs. Year Ago

### Current Contracts 173



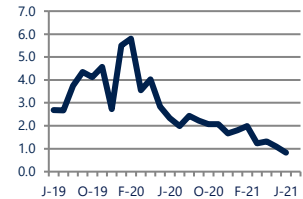
**Up 12%**  
Vs. Year Ago

### Sold Vs. List Price 100.6%



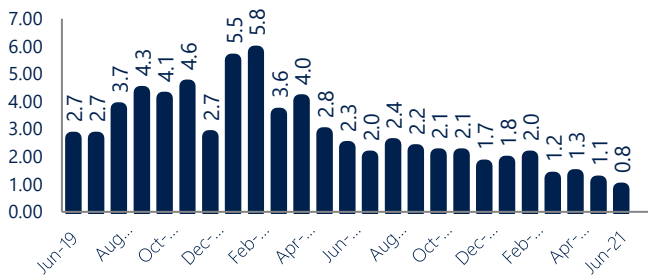
**Up 2.2%**  
Vs. Year Ago

### Months of Supply 0.8



**Down -65%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

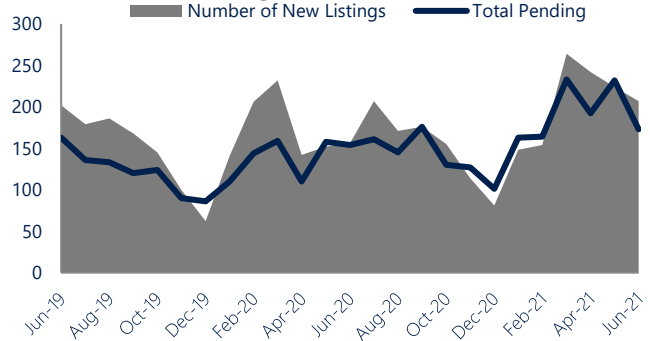
This month there were 207 homes newly listed for sale in Albemarle County compared to 156 in June 2020, an increase of 33%. There were 173 current contracts pending sale this June compared to 154 a year ago. The number of current contracts is 12% higher than last June.

### Months of Supply

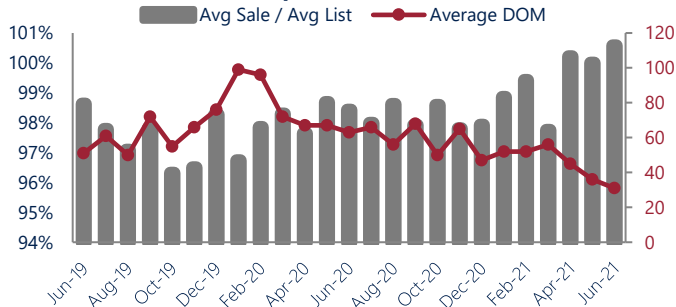
In June, there was 0.8 months of supply available in Albemarle County, compared to 2.3 in June 2020. That is a decrease of 64% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Albemarle County was 100.6% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 63, a decrease of 51%.



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