

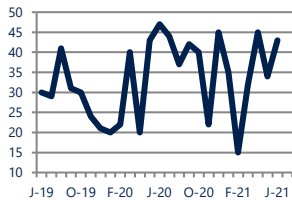


Focus On: Amherst County Housing Market

June 2021

Units Sold

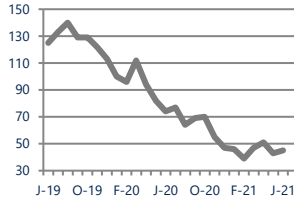
43



Down -9%
 Vs. Year Ago

Active Inventory

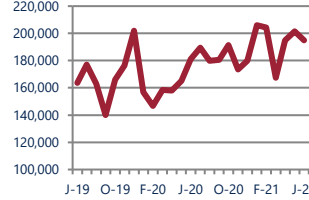
45



Down -39%
 Vs. Year Ago

Median Sale Price

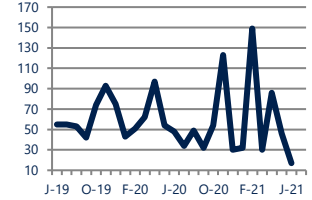
\$195,000



Up 8%
 Vs. Year Ago

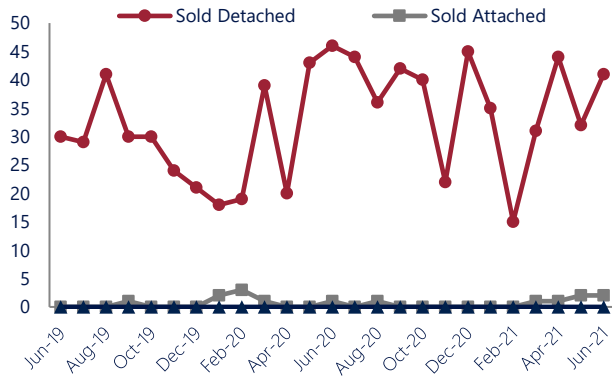
Days On Market

17



Down -65%
 Vs. Year Ago

Units Sold*



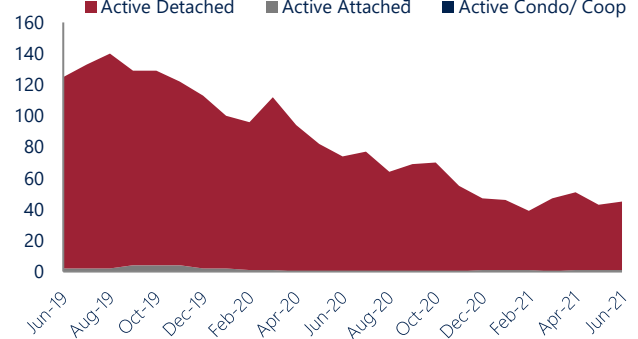
Units Sold

There was an increase in total units sold in June, with 43 sold this month in Amherst County versus 34 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 39%. The total number of active inventory this June was 45 compared to 74 in June 2020. This month's total of 45 is higher than the previous month's total supply of available inventory of 43, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Amherst County Homes was \$181,000. This June, the median sale price was \$195,000, an increase of 8% or \$14,000 compared to last year. The current median sold price is 3% lower 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.



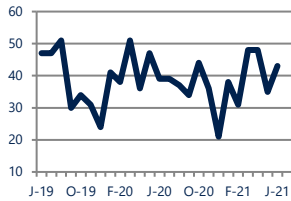
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by LAR and its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





New Listings

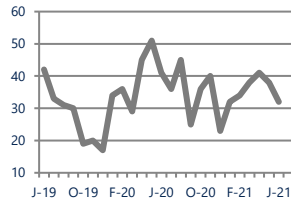
43



Up 10%
Vs. Year Ago

Current Contracts

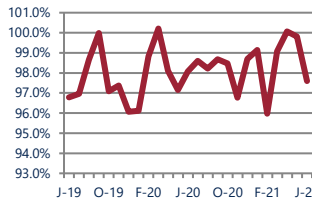
32



Down -22%
Vs. Year Ago

Sold Vs. List Price

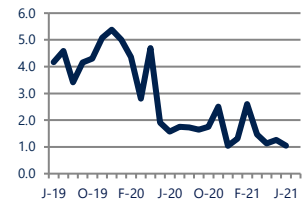
97.6%



No Change
Vs. Year Ago

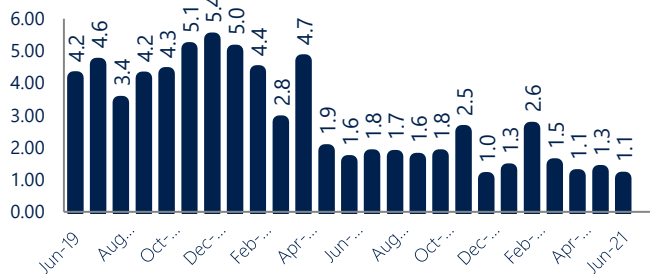
Months of Supply

1.1



Down -33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

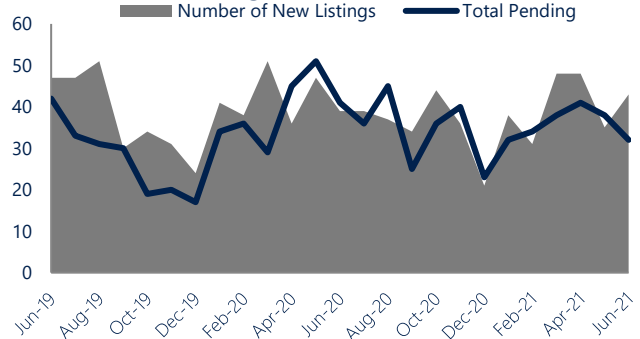
This month there were 43 homes newly listed for sale in Amherst County compared to 39 in June 2020, an increase of 10%. There were 32 current contracts pending sale this June compared to 41 a year ago. The number of current contracts is 22% lower than last June.

Months of Supply

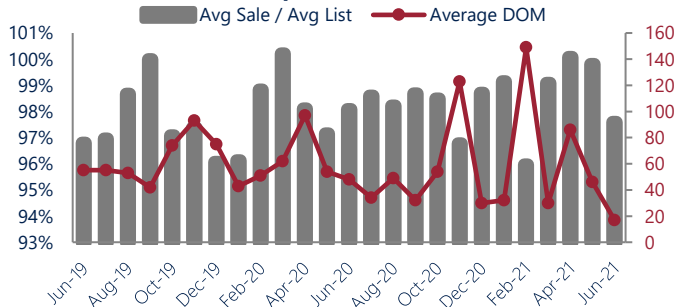
In June, there was 1.0 months of supply available in Amherst County, compared to 1.6 in June 2020. That is a decrease of 34% versus a year ago.

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 Amherst County was 97.6% 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 17, lower than the average last year, which was 48, a decrease of 65%.



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