

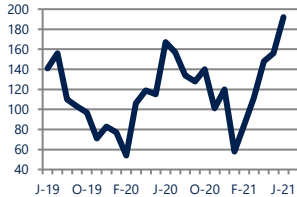


**Focus On: Aquia, Leeland, and Eastern Stafford Housing Market**

June 2021

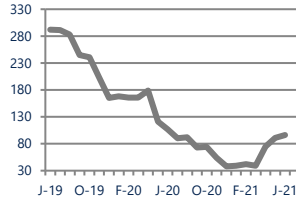
Zip Code(s): 22554

**Units Sold**  
192



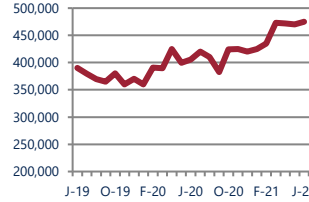
**Up 15%**  
Vs. Year Ago

**Active Inventory**  
96



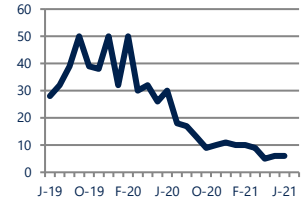
**Down -10%**  
Vs. Year Ago

**Median Sale Price**  
\$475,000



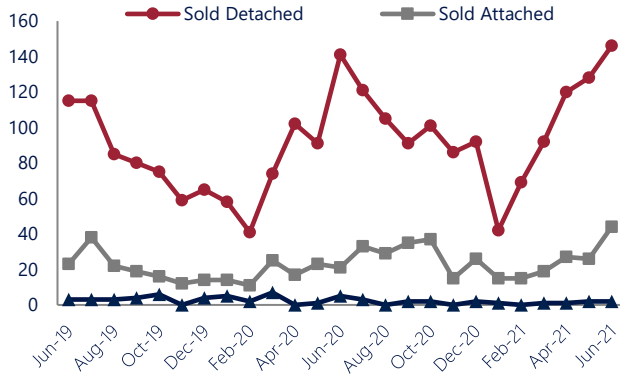
**Up 17%**  
Vs. Year Ago

**Days On Market**  
6



**Down -80%**  
Vs. Year Ago

**Units Sold\***



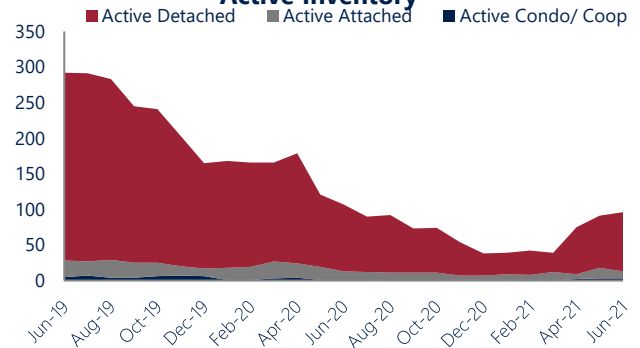
**Units Sold**

There was an increase in total units sold in June, with 192 sold this month in Aquia, Leeland, and Eastern Stafford versus 156 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 15% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 11 units or 10%. The total number of active inventory this June was 96 compared to 107 in June 2020. This month's total of 96 is higher than the previous month's total supply of available inventory of 91, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Aquia, Leeland, and Eastern Stafford Homes was \$405,500. This June, the median sale price was \$475,000, an increase of 17% or \$69,500 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.

Aquia, Leeland, and Eastern Stafford are defined as properties listed in zip code/s 22554.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

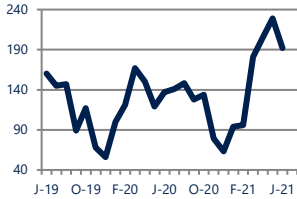




Zip Code(s): 22554

### New Listings

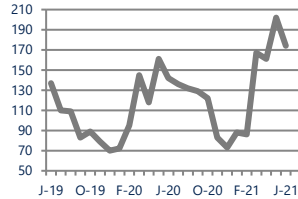
192



Up 40%  
Vs. Year Ago

### Current Contracts

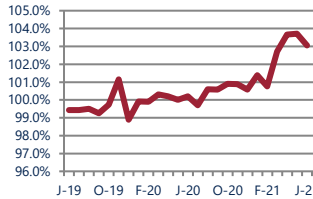
174



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

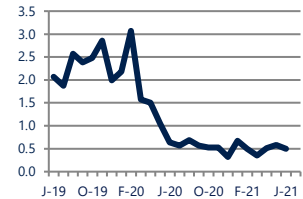
103.1%



Up 2.8%  
Vs. Year Ago

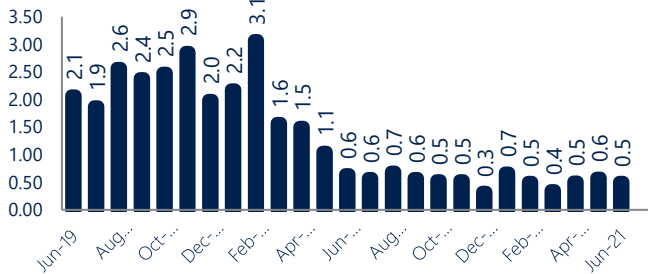
### Months of Supply

0.5



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

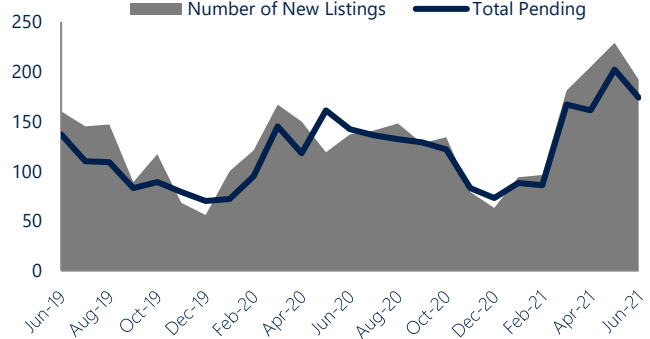
In June, there was 0.5 months of supply available in Aquia, Leeland, and Eastern Stafford, compared to 0.6 in June 2020. That is a decrease of 22% versus a year ago.

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.

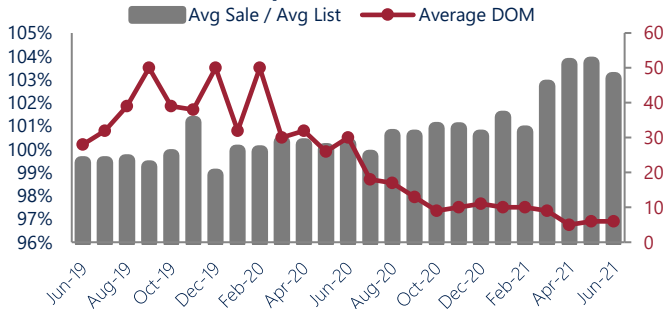
### New Listings & Current Contracts

This month there were 192 homes newly listed for sale in Aquia, Leeland, and Eastern Stafford compared to 137 in June 2020, an increase of 40%. There were 174 current contracts pending sale this June compared to 142 a year ago. The number of current contracts is 23% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Aquia, Leeland, and Eastern Stafford was 103.1% of the average list price, which is 2.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 30, a decrease of 80%.

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