



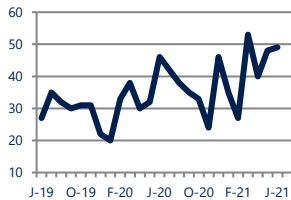
**Focus On: Beaconsdale and Morrison Housing Market**

June 2021

Zip Code(s): 23601

**Units Sold**

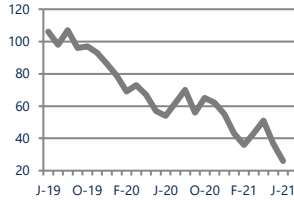
49



**Up 7%**  
Vs. Year Ago

**Active Inventory**

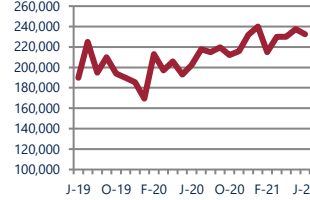
26



**Down -52%**  
Vs. Year Ago

**Median Sale Price**

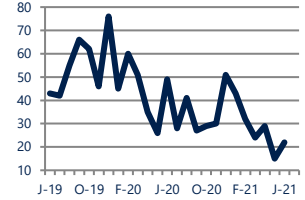
\$232,500



**Up 15%**  
Vs. Year Ago

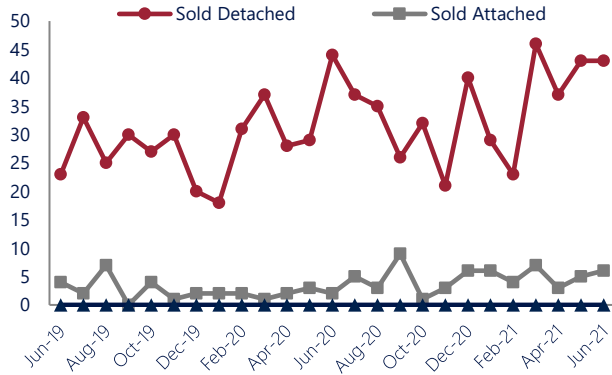
**Days On Market**

22



**Down -55%**  
Vs. Year Ago

**Units Sold\***



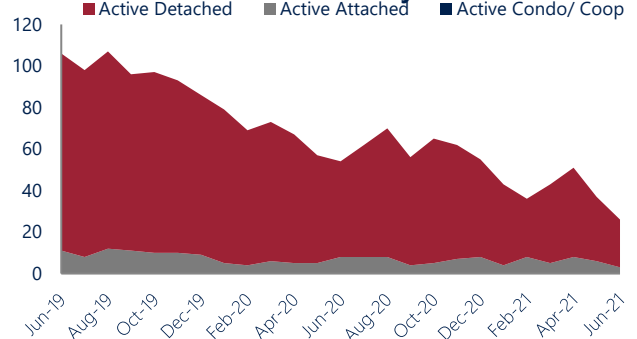
**Units Sold**

There was an increase in total units sold in June, with 49 sold this month in Beaconsdale and Morrison versus 48 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

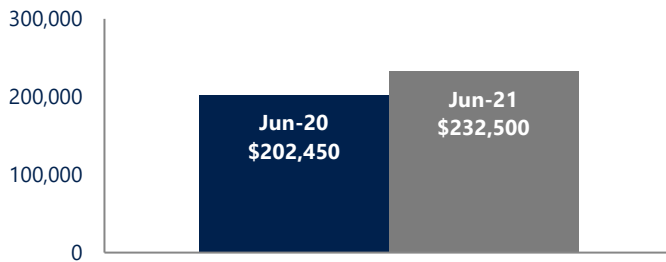
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 28 units or 52%. The total number of active inventory this June was 26 compared to 54 in June 2020. This month's total of 26 is lower than the previous month's total supply of available inventory of 37, a decrease of 30%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Beaconsdale and Morrison Homes was \$202,450. This June, the median sale price was \$232,500, an increase of 15% or \$30,050 compared to last year. The current median sold price is 2% 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.

Beaconsdale and Morrison are defined as properties listed in zip code/s 23601.

\*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.

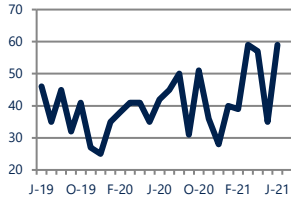




Zip Code(s): 23601

### New Listings

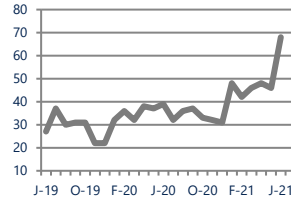
59



Up 40%  
Vs. Year Ago

### Current Contracts

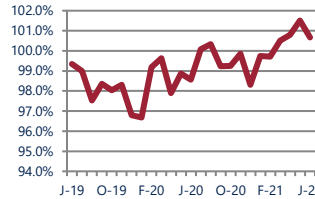
68



Up 74%  
Vs. Year Ago

### Sold Vs. List Price

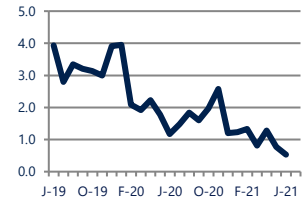
100.7%



Up 2.1%  
Vs. Year Ago

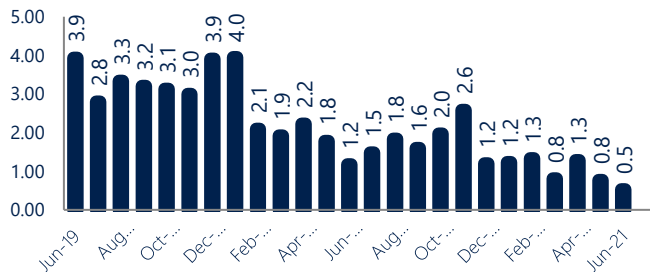
### Months of Supply

0.5



Down -55%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

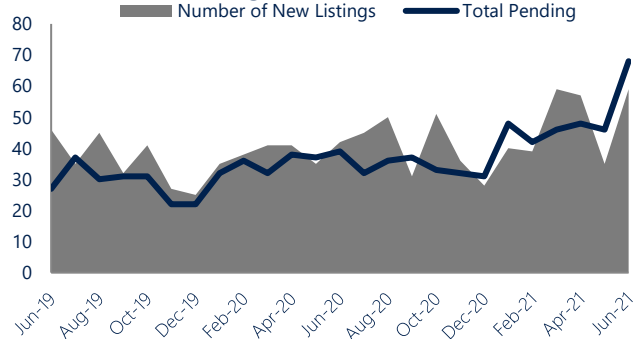
This month there were 59 homes newly listed for sale in Beaconsdale and Morrison compared to 42 in June 2020, an increase of 40%. There were 68 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 74% higher than last June.

### Months of Supply

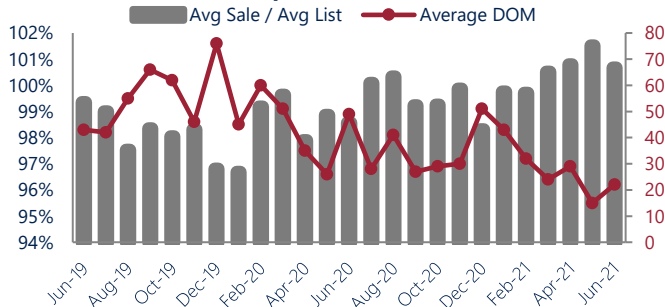
In June, there was 0.5 months of supply available in Beaconsdale and Morrison, compared to 1.2 in June 2020. That is a decrease of 55% versus a year ago.

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 Beaconsdale and Morrison was 100.7% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 49, a decrease of 55%.

Beaconsdale and Morrison are defined as properties listed in zip code/s 23601.

\*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.

