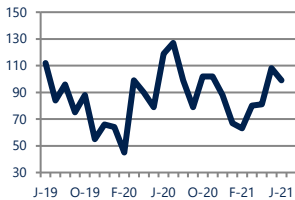




Focus On: **Bedford County Housing Market**

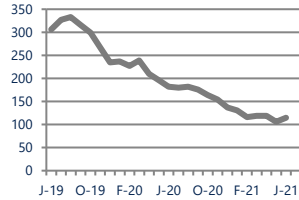
June 2021

Units Sold
99



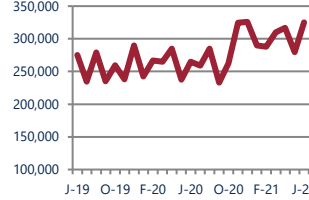
Down -17%
Vs. Year Ago

Active Inventory
115



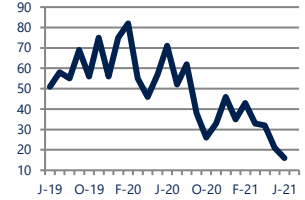
Down -37%
Vs. Year Ago

Median Sale Price
\$324,900



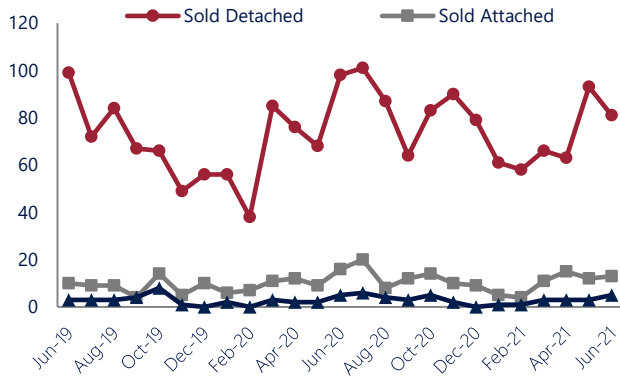
Up 23%
Vs. Year Ago

Days On Market
16



Down -77%
Vs. Year Ago

Units Sold*



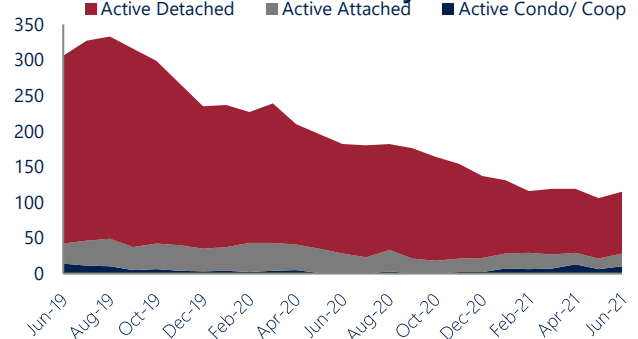
Units Sold

There was a decrease in total units sold in June, with 99 sold this month in Bedford County versus 108 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 17% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 37%. The total number of active inventory this June was 115 compared to 182 in June 2020. This month's total of 115 is higher than the previous month's total supply of available inventory of 106, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bedford County Homes was \$265,000. This June, the median sale price was \$324,900, an increase of 23% or \$59,900 compared to last year. The current median sold price is 16% 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 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.



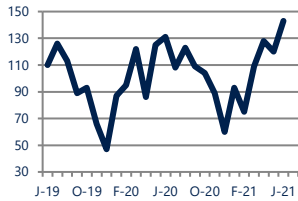


Focus On: **Bedford County Housing Market**

June 2021

New Listings

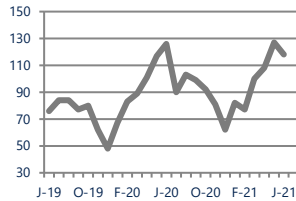
143



Up 9%
Vs. Year Ago

Current Contracts

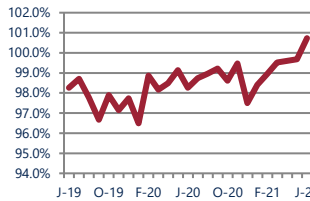
118



Down -6%
Vs. Year Ago

Sold Vs. List Price

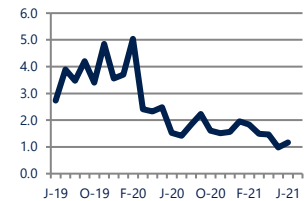
100.7%



Up 2.5%
Vs. Year Ago

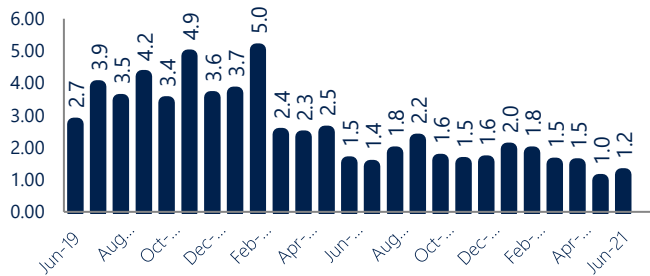
Months of Supply

1.2



Down -24%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

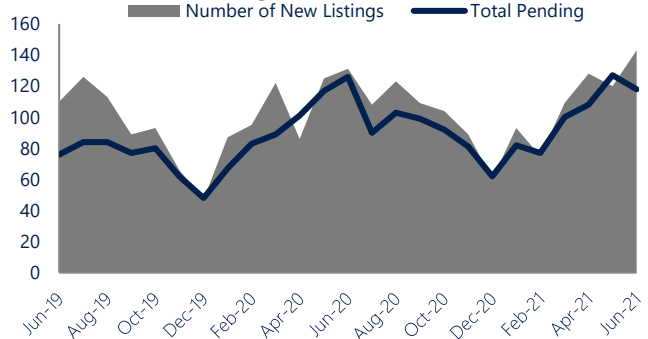
This month there were 143 homes newly listed for sale in Bedford County compared to 131 in June 2020, an increase of 9%. There were 118 current contracts pending sale this June compared to 126 a year ago. The number of current contracts is 6% lower than last June.

Months of Supply

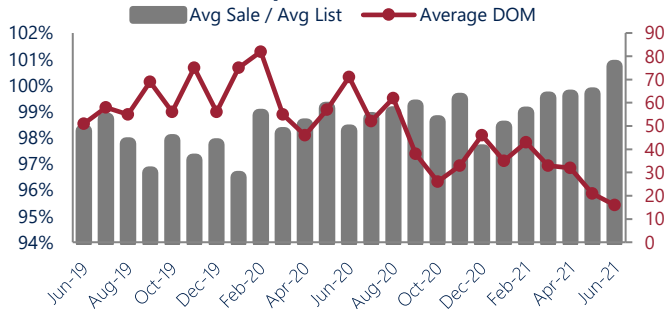
In June, there was 1.2 months of supply available in Bedford County, compared to 1.5 in June 2020. That is a decrease of 24% versus a year ago.

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 Bedford County was 100.7% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 71, a decrease of 77%.



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