



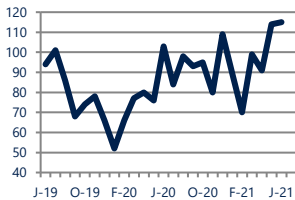
Focus On: Bensley and Bellwood Housing Market

June 2021

Zip Code(s): 23234 and 23237

Units Sold

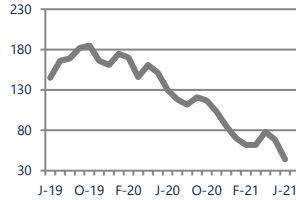
115



Up 12%
Vs. Year Ago

Active Inventory

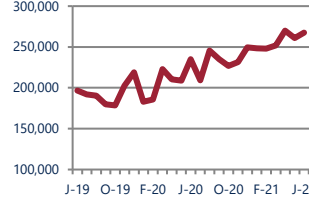
44



Down -66%
Vs. Year Ago

Median Sale Price

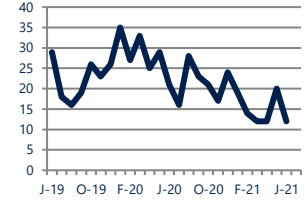
\$267,500



Up 14%
Vs. Year Ago

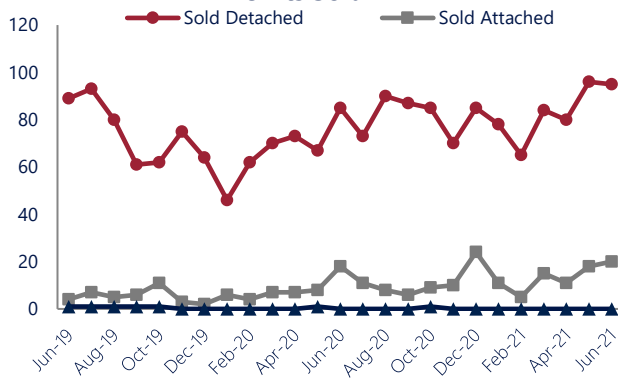
Days On Market

12



Down -43%
Vs. Year Ago

Units Sold*



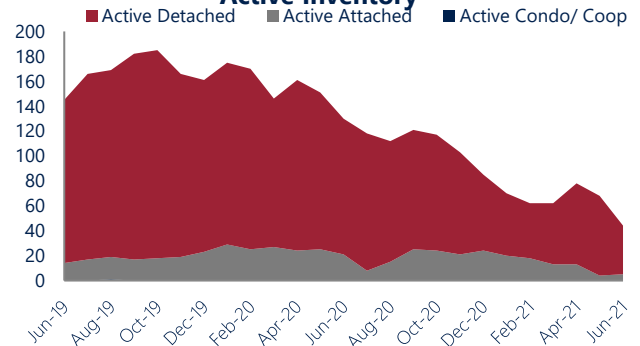
Units Sold

There was an increase in total units sold in June, with 115 sold this month in Bensley and Bellwood versus 114 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2020.

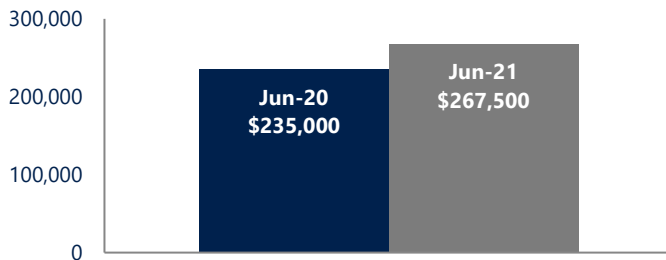
Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 66%. The total number of active inventory this June was 44 compared to 130 in June 2020. This month's total of 44 is lower than the previous month's total supply of available inventory of 68, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bensley and Bellwood Homes was \$235,000. This June, the median sale price was \$267,500, an increase of 14% or \$32,500 compared to last year. The current median sold price is 2% 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.

Bensley and Bellwood are defined as properties listed in zip code/s 23234 and 23237.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.





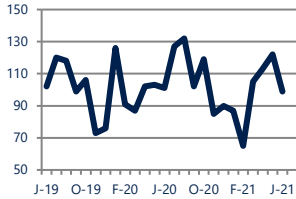
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New Listings

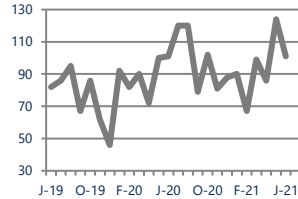
99



Down -2%
Vs. Year Ago

Current Contracts

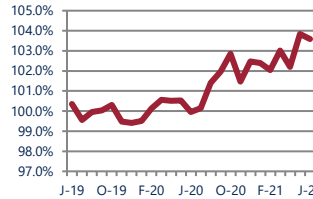
101



No Change
Vs. Year Ago

Sold Vs. List Price

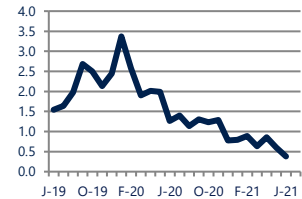
103.6%



Up 3.6%
Vs. Year Ago

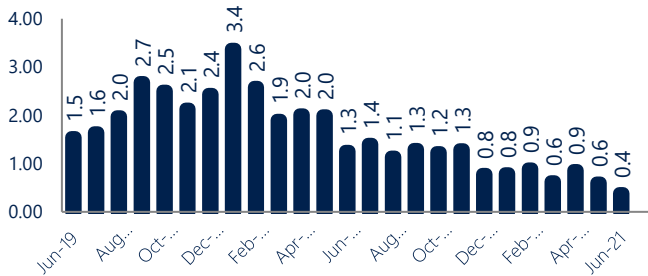
Months of Supply

0.4



Down -70%
Vs. Year Ago

Months of Supply



Months of Supply

In June, there was 0.4 months of supply available in Bensley and Bellwood, compared to 1.3 in June 2020. That is a decrease of 70% versus a year ago.

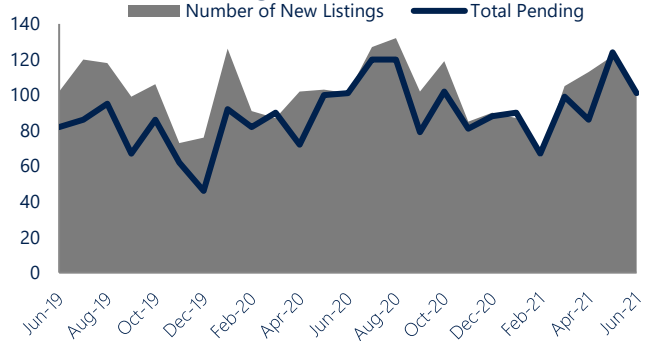
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

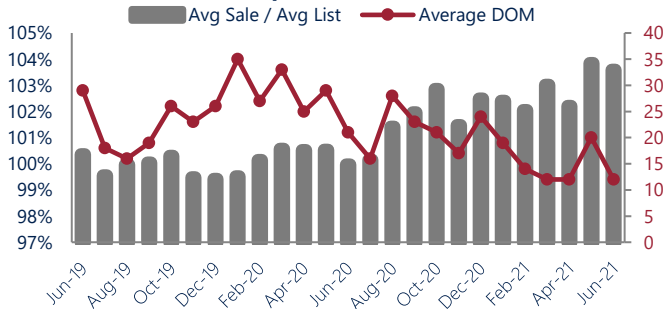
This month there were 99 homes newly listed for sale in Bensley and Bellwood compared to 101 in June 2020, a decrease of 2%.

There were 101 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 19% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bensley and Bellwood was 103.6% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 21, a decrease of 43%.

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