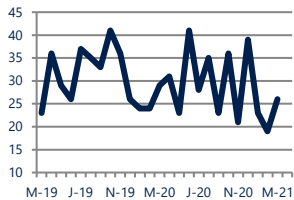




Zip Code(s): 23224

Units Sold

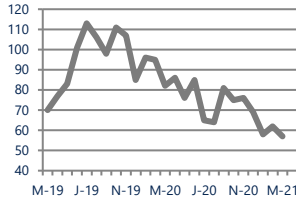
26



Down
Vs. Year Ago

Active Inventory

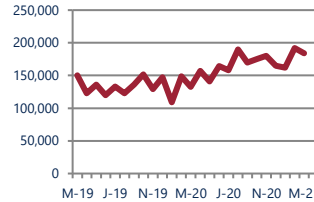
57



Down -30%
Vs. Year Ago

Median Sale Price

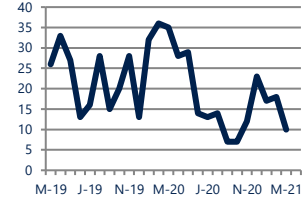
\$184,000



Up
Vs. Year Ago

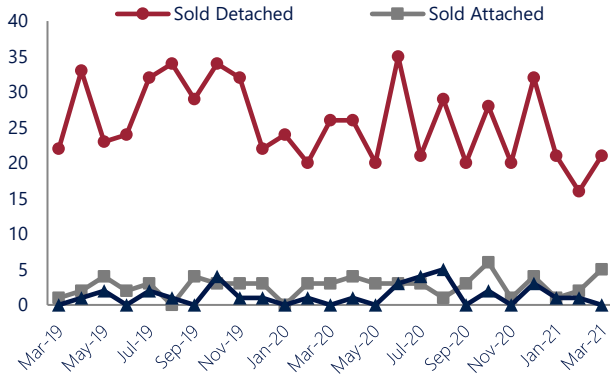
Days On Market

10



Down
Vs. Year Ago

Units Sold*



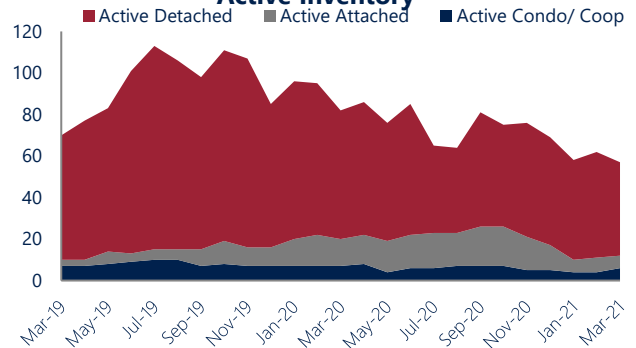
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 26 sold this month in Blackwell and Broad Rock. This month's total units sold was lower than at this time last year, a decrease from March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 30%. The total number of active inventory this March was 57 compared to 82 in March 2020. This month's total of 57 is lower than the previous month's total supply of available inventory of 62, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Blackwell and Broad Rock Homes was \$132,500. This March, the median sale price was \$184,000, an increase of \$51,500 compared to last year. The current median sold price is lower than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Blackwell and Broad Rock are defined as properties listed in zip code/s 23224.

*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.

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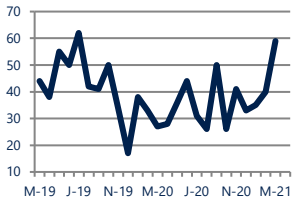




Zip Code(s): 23224

New Listings

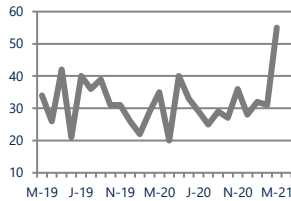
59



Up 119%
Vs. Year Ago

Current Contracts

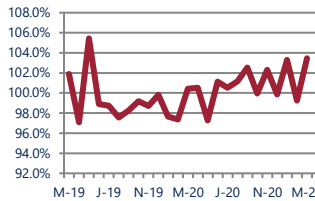
55



Up 57%
Vs. Year Ago

Sold Vs. List Price

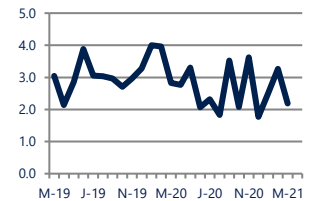
103.4%



Up 3%
Vs. Year Ago

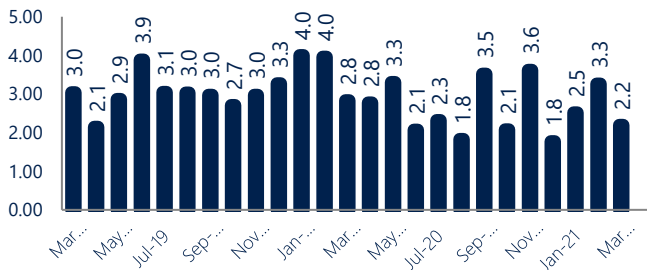
Months of Supply

2.2



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

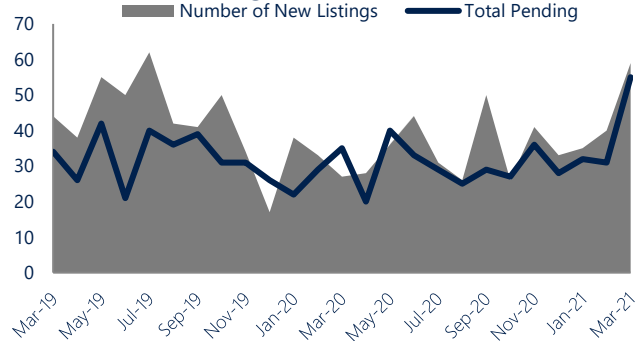
In March, there was 2.2 months of supply available in Blackwell and Broad Rock, compared to 2.8 in March 2020. That is a decrease of 22% versus a year ago.

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.

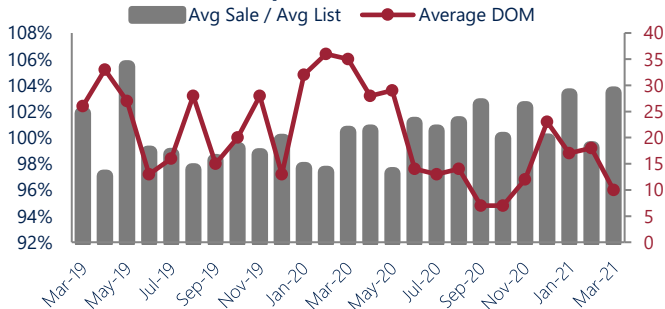
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Blackwell and Broad Rock compared to 27 in March 2020, an increase of 119%. There were 55 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 57% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Blackwell and Broad Rock was 103.4% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 35. This decrease was impacted by the limited number of sales.



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