



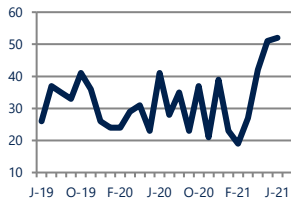
Focus On: Blackwell and Broad Rock Housing Market

June 2021

Zip Code(s): 23224

Units Sold

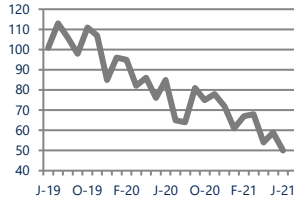
52



Up 27%
Vs. Year Ago

Active Inventory

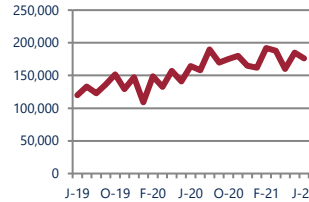
50



Down -41%
Vs. Year Ago

Median Sale Price

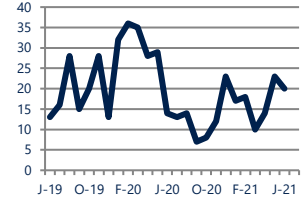
\$176,000



Up 7%
Vs. Year Ago

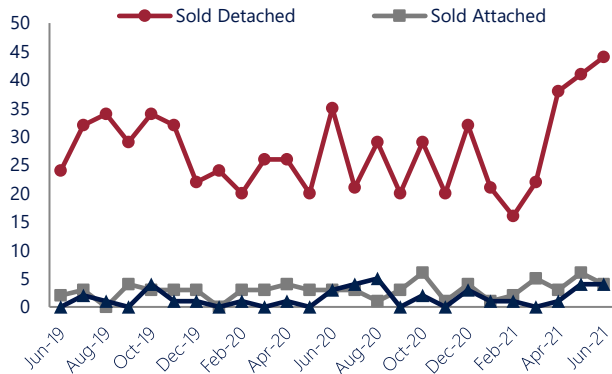
Days On Market

20



Up 43%
Vs. Year Ago

Units Sold*



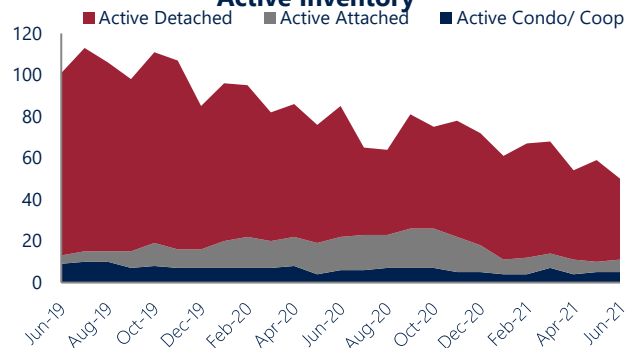
Units Sold

There was an increase in total units sold in June, with 52 sold this month in Blackwell and Broad Rock versus 51 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 27% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 41%. The total number of active inventory this June was 50 compared to 85 in June 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 59, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Blackwell and Broad Rock Homes was \$164,500. This June, the median sale price was \$176,000, an increase of 7% or \$11,500 compared to last year. The current median sold price is 5% 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.

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. 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.

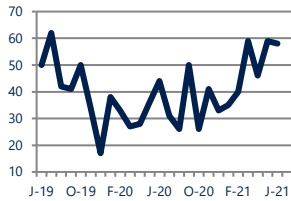




Zip Code(s): 23224

New Listings

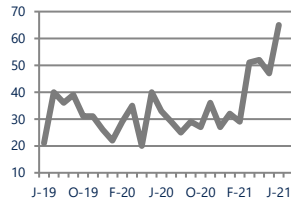
58



Up 32%
Vs. Year Ago

Current Contracts

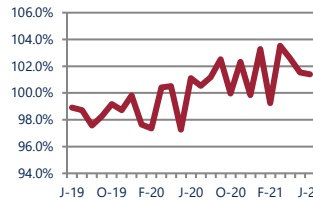
65



Up 97%
Vs. Year Ago

Sold Vs. List Price

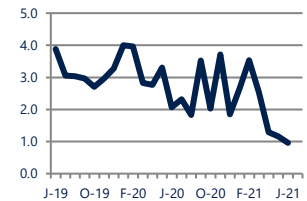
101.4%



No Change
Vs. Year Ago

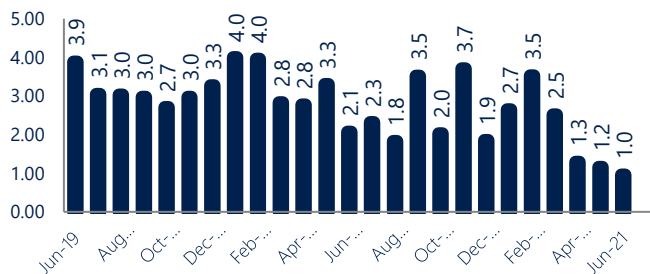
Months of Supply

1.0



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

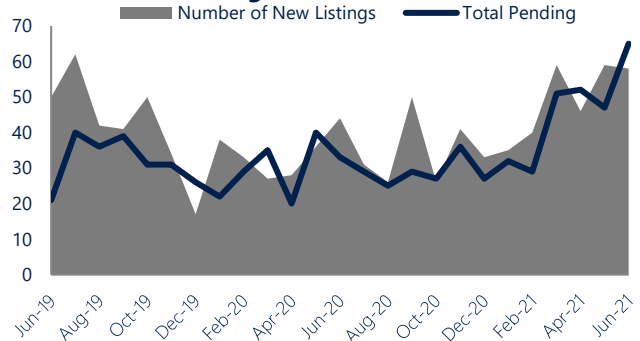
In June, there was 1.0 months of supply available in Blackwell and Broad Rock, compared to 2.1 in June 2020. That is a decrease of 54% versus a year ago.

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.

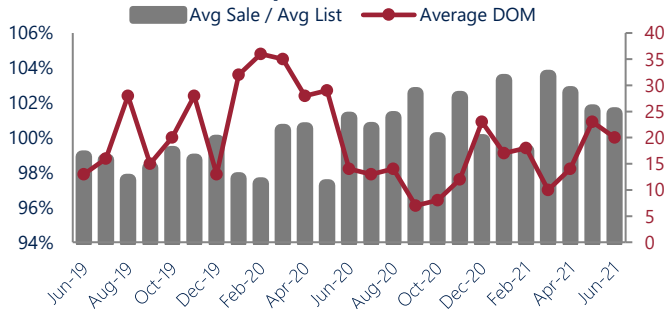
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Blackwell and Broad Rock compared to 44 in June 2020, an increase of 32%. There were 65 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 97% 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 Blackwell and Broad Rock was 101.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 14, an increase of 43%.

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