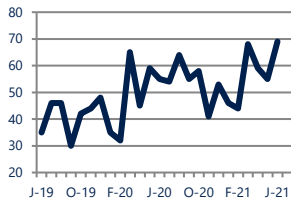




Zip Code(s): 23502, 23504 and 23506

Units Sold

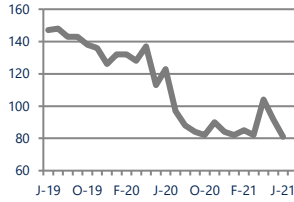
69



Up 25%
 Vs. Year Ago

Active Inventory

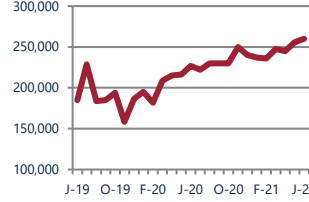
81



Down -34%
 Vs. Year Ago

Median Sale Price

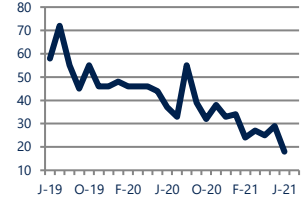
\$260,000



Up 15%
 Vs. Year Ago

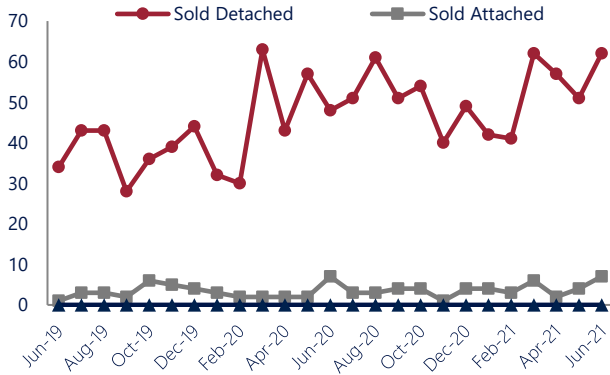
Days On Market

18



Down -51%
 Vs. Year Ago

Units Sold*



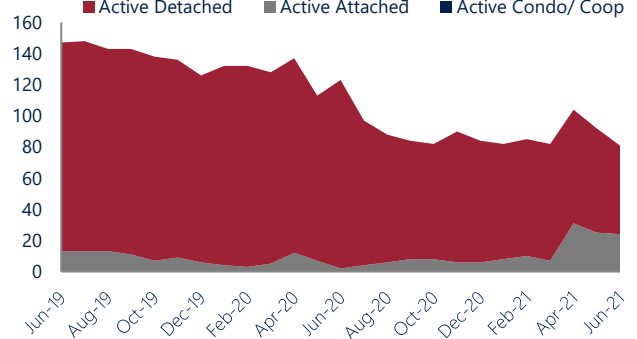
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Broad Creek, Huntersville, and Thomas Corner versus 55 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

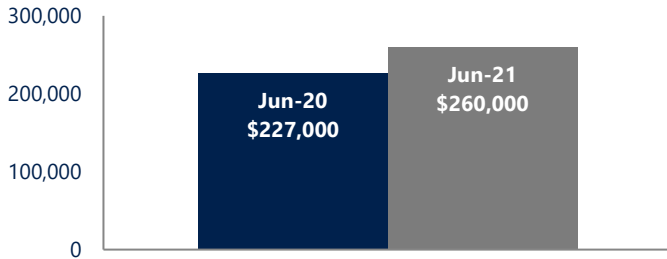
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 34%. The total number of active inventory this June was 81 compared to 123 in June 2020. This month's total of 81 is lower than the previous month's total supply of available inventory of 92, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Broad Creek, Huntersville, and Thomas Corner Homes was \$227,000. This June, the median sale price was \$260,000, an increase of 15% or \$33,000 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.

Broad Creek, Huntersville, and Thomas Corner are defined as properties listed in zip code/s 23502, 23504 and 23506.

*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.

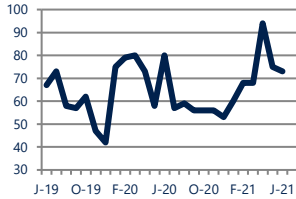




Zip Code(s): 23502, 23504 and 23506

New Listings

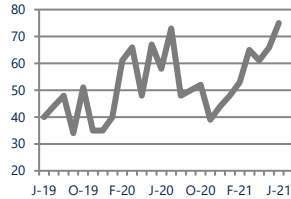
73



Down -9%
Vs. Year Ago

Current Contracts

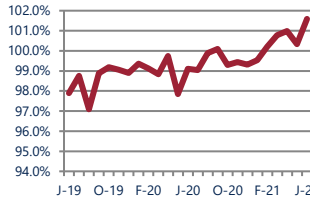
75



Up 29%
Vs. Year Ago

Sold Vs. List Price

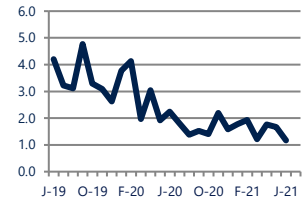
101.6%



Up 2.5%
Vs. Year Ago

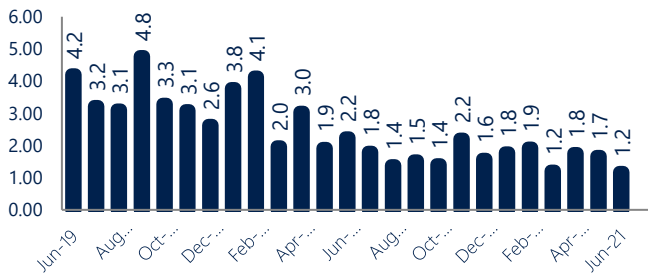
Months of Supply

1.2



Down -48%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

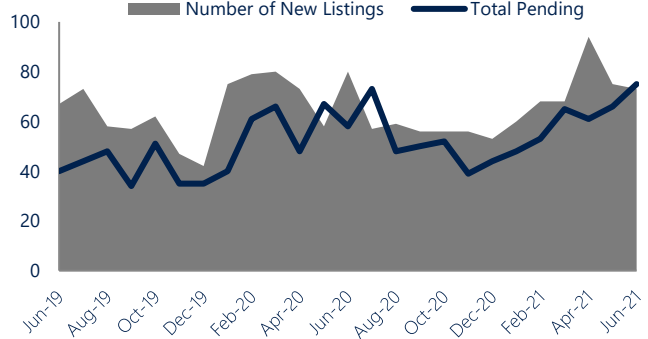
This month there were 73 homes newly listed for sale in Broad Creek, Huntersville, and Thomas Corner compared to 80 in June 2020, a decrease of 9%. There were 75 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 29% higher than last June.

Months of Supply

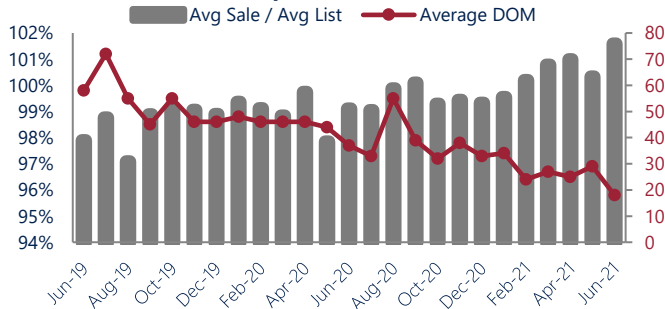
In June, there was 1.2 months of supply available in Broad Creek, Huntersville, and Thomas Corner, compared to 2.2 in June 2020. That is a decrease of 48% versus a year ago.

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 Broad Creek, Huntersville, and Thomas Corner was 101.6% 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 18, lower than the average last year, which was 37, a decrease of 51%.

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