



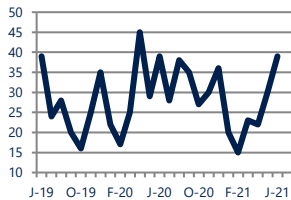
Focus On: Chamberlayne Housing Market

June 2021

Zip Code(s): 23227

Units Sold

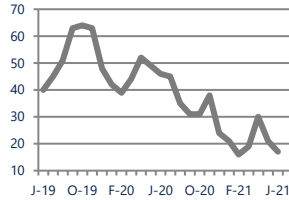
39



No Change
Vs. Year Ago

Active Inventory

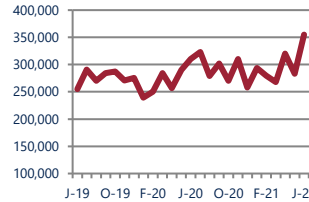
17



Down -63%
Vs. Year Ago

Median Sale Price

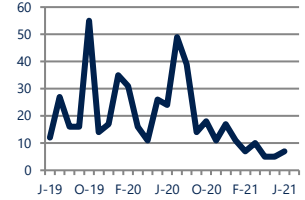
\$355,000



Up
Vs. Year Ago

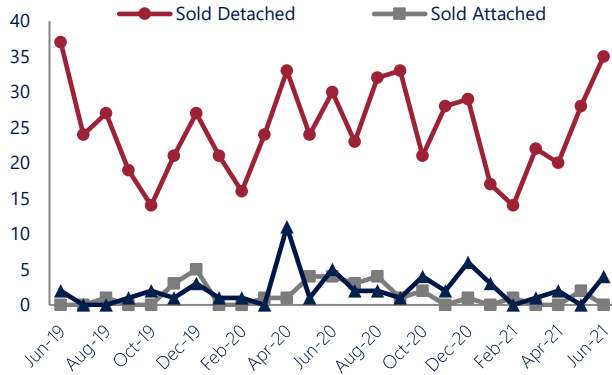
Days On Market

7



Down
Vs. Year Ago

Units Sold*



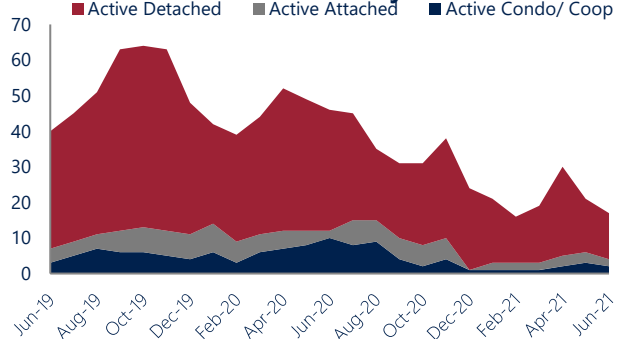
Units Sold

There was an increase in total units sold in June, with 39 sold this month in Chamberlayne, an increase of 30%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 63%. The total number of active inventory this June was 17 compared to 46 in June 2020. This month's total of 17 is lower than the previous month's total supply of available inventory of 21, a decrease of 19%.

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 June, the median sale price for Chamberlayne Homes was \$310,500. This June, the median sale price was \$355,000, an increase of \$44,500 compared to last year. The current median sold price is 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.

Chamberlayne are defined as properties listed in zip code/s 23227.

*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.





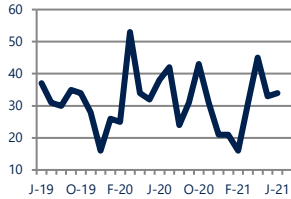
Focus On: Chamberlayne Housing Market

June 2021

Zip Code(s): 23227

New Listings

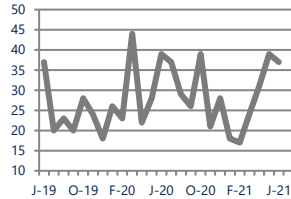
34



Down -11%
Vs. Year Ago

Current Contracts

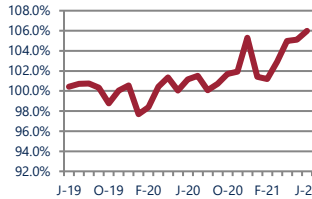
37



Down -5%
Vs. Year Ago

Sold Vs. List Price

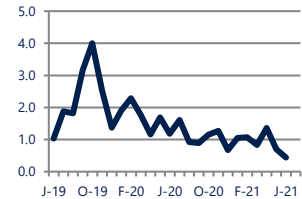
106.0%



Up 4.8%
Vs. Year Ago

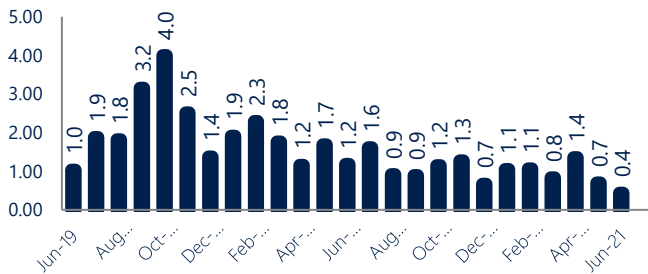
Months of Supply

0.4



Down -63%
Vs. Year Ago

Months of Supply



Months of Supply

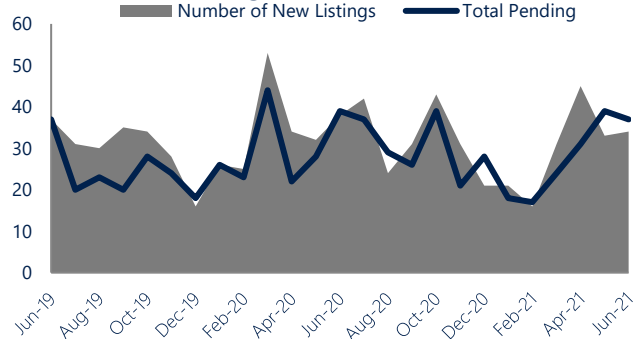
In June, there was 0.4 months of supply available in Chamberlayne, compared to 1.2 in June 2020. That is a decrease of 63% versus a year ago.

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.

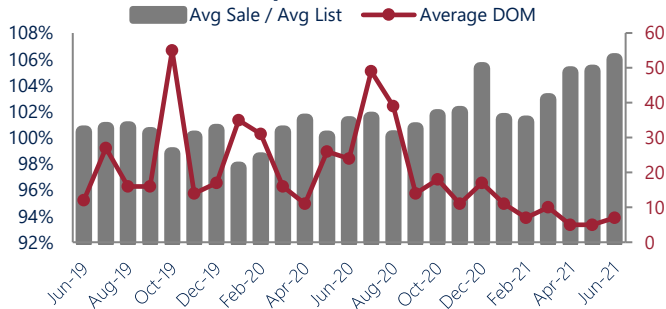
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Chamberlayne compared to 38 in June 2020, a decrease of 11%. There were 37 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 5% lower 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 Chamberlayne was 106.0% of the average list price, which is 4.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 24. This decrease was impacted by the limited number of sales.

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