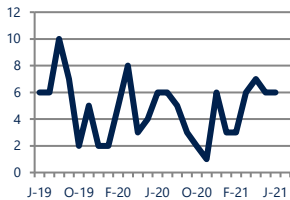




Units Sold

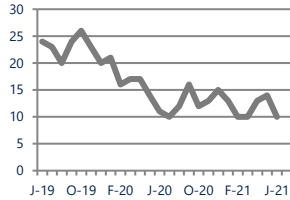
6



No Change
Vs. Year Ago

Active Inventory

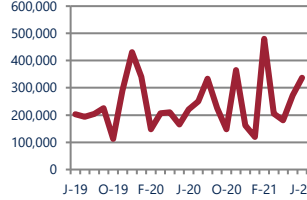
10



Down -9%
Vs. Year Ago

Median Sale Price

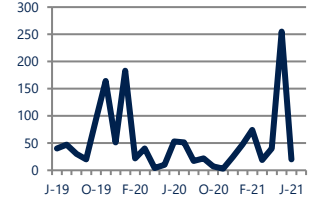
\$337,475



Up
Vs. Year Ago

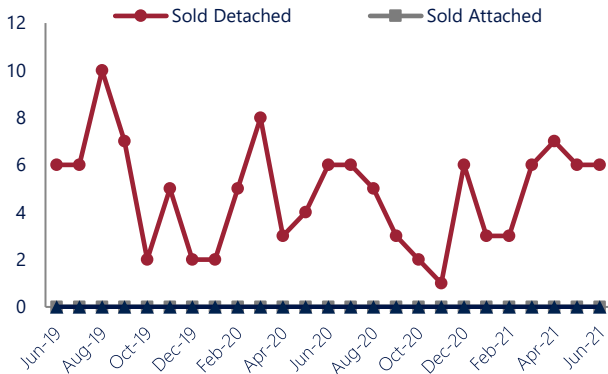
Days On Market

20



Down
Vs. Year Ago

Units Sold*



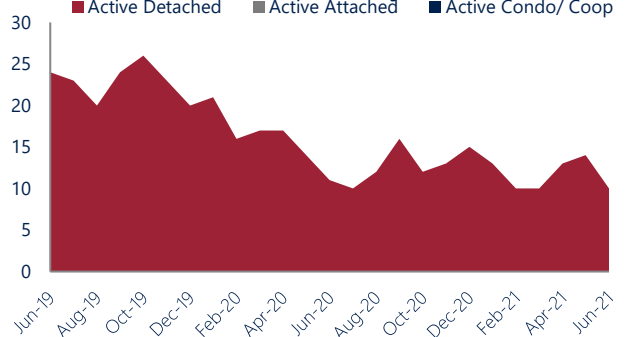
Units Sold

The number of units sold remained stable in June, with 6 sold this month in Charles City County. This month's total units sold is similar compared to a year ago.

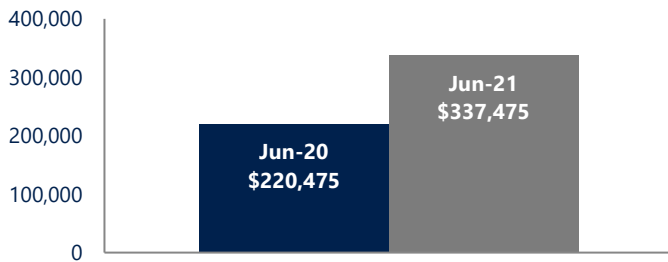
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 9%. The total number of active inventory this June was 10 compared to 11 in June 2020. This month's total of 10 is lower than the previous month's total supply of available inventory of 14, a decrease of 29%.

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 Charles City County Homes was \$220,475. This June, the median sale price was \$337,475, an increase of \$117,000 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.



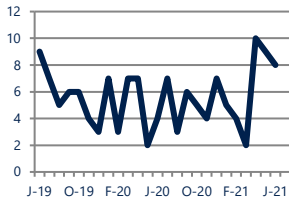
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.





New Listings

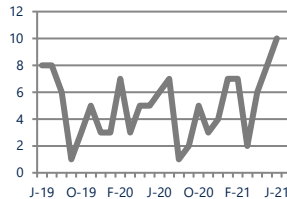
8



Up 100%
Vs. Year Ago

Current Contracts

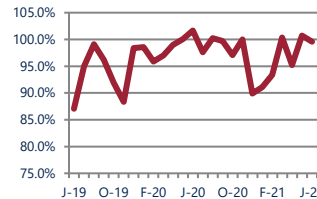
10



Up 67%
Vs. Year Ago

Sold Vs. List Price

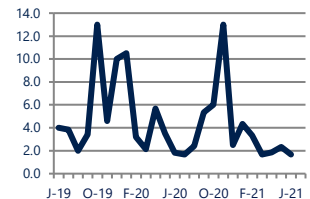
99.6%



Down -2.1%
Vs. Year Ago

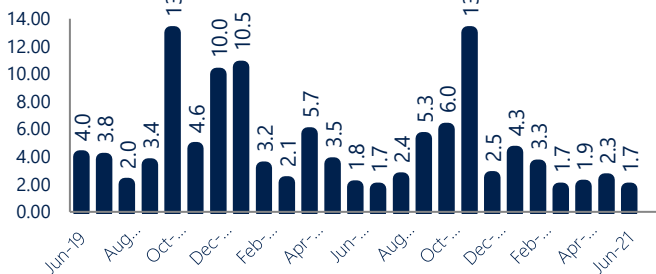
Months of Supply

1.7



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

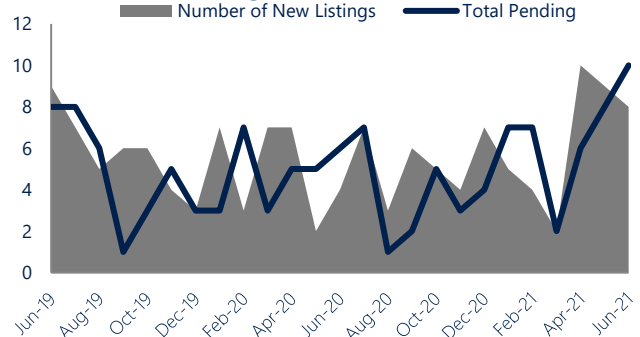
In June, there was 1.7 months of supply available in Charles City County, compared to 1.8 in June 2020. That is a decrease of 9% versus a year ago.

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.

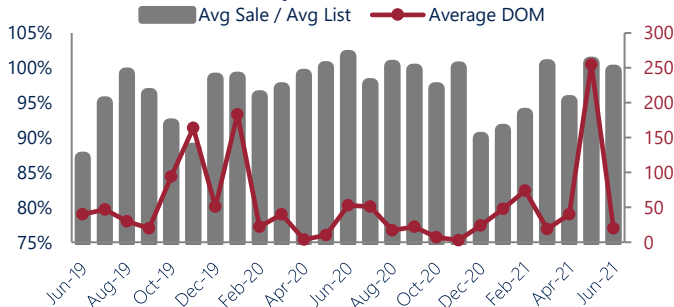
New Listings & Current Contracts

This month there were 8 homes newly listed for sale in Charles City County compared to 4 in June 2020, an increase of 100%. There were 10 current contracts pending sale this June compared to 6 a year ago. The number of current contracts is 67% 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 Charles City County was 99.6% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 53. This decrease was impacted by the limited number of sales.



*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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