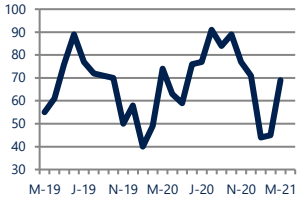




Units Sold

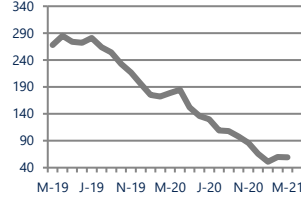
69



Down -7%
Vs. Year Ago

Active Inventory

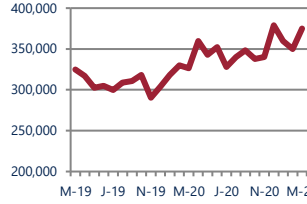
59



Down -67%
Vs. Year Ago

Median Sale Price

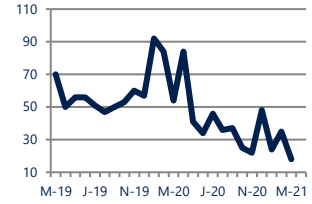
\$375,000



Up 15%
Vs. Year Ago

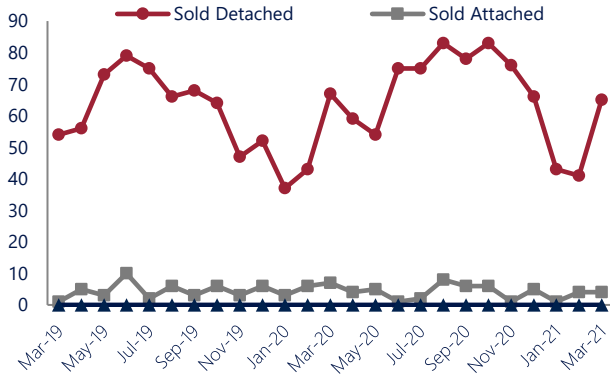
Days On Market

18



Down -67%
Vs. Year Ago

Units Sold*



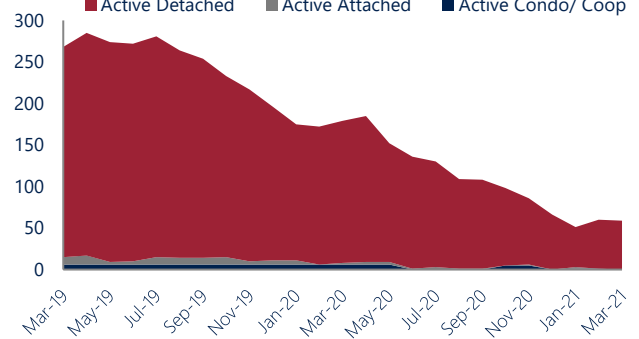
Units Sold

There was an increase in total units sold in March, with 69 sold this month in Culpeper County. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 120 units or 67%. The total number of active inventory this March was 59 compared to 179 in March 2020. This month's total of 59 is lower than the previous month's total supply of available inventory of 60, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Culpeper County Homes was \$326,450. This March, the median sale price was \$375,000, an increase of 15% or \$48,550 compared to last year. The current median sold price is 7% higher 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.



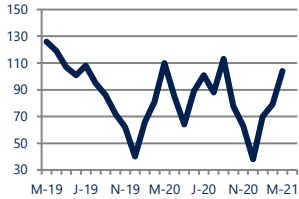
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

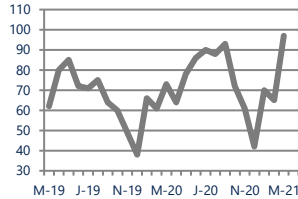
104



Down -5%
Vs. Year Ago

Current Contracts

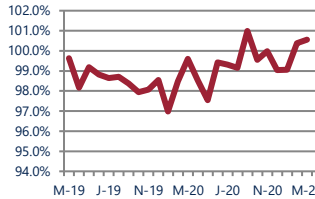
97



Up 33%
Vs. Year Ago

Sold Vs. List Price

100.6%



Up 1%
Vs. Year Ago

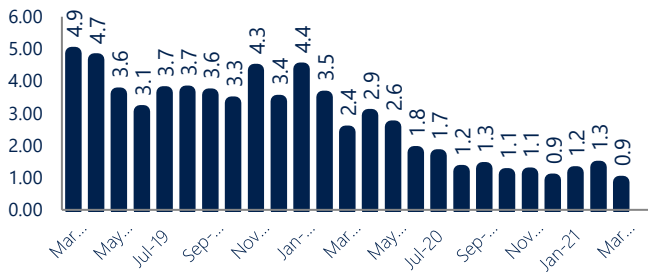
Months of Supply

0.9



Down -64%
Vs. Year Ago

Months Of Supply



Months of Supply

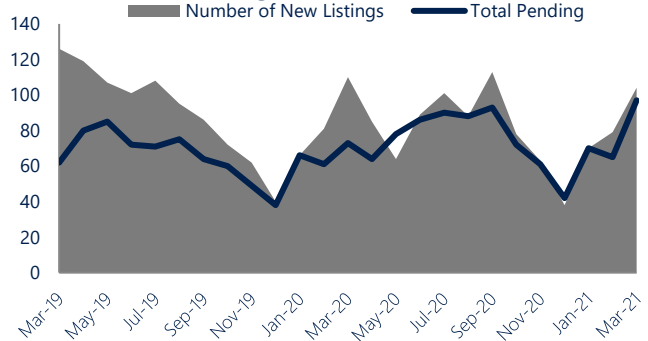
In March, there was 0.9 months of supply available in Culpeper County, compared to 2.4 in March 2020. That is a decrease of 65% versus a year ago.

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.

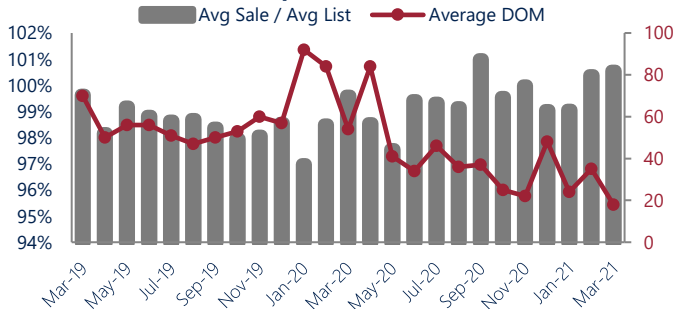
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Culpeper County compared to 110 in March 2020, a decrease of 5%. There were 97 current contracts pending sale this March compared to 73 a year ago. The number of current contracts is 33% 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 Culpeper County was 100.6% of the average list price, which is 1.0% 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 54, a decrease of 67%.



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