

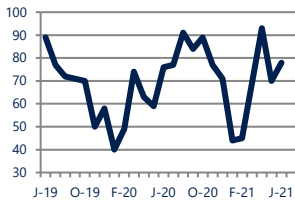


Focus On: **Culpeper County Housing Market**

June 2021

**Units Sold**

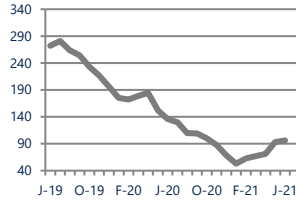
78



**Up 3%**  
Vs. Year Ago

**Active Inventory**

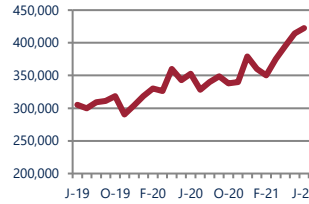
96



**Down -29%**  
Vs. Year Ago

**Median Sale Price**

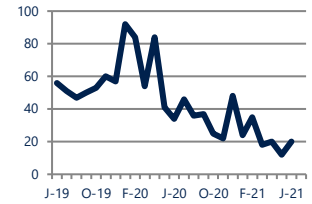
\$422,500



**Up 20%**  
Vs. Year Ago

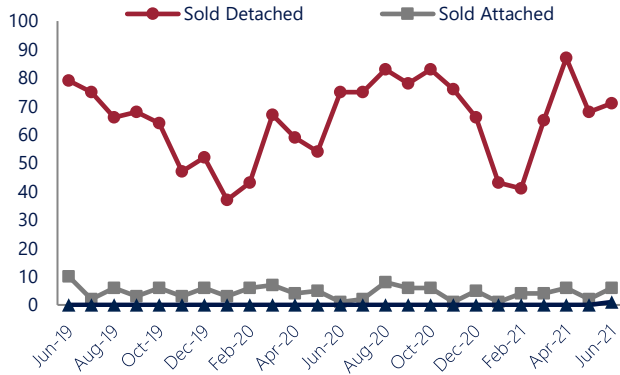
**Days On Market**

20



**Down -41%**  
Vs. Year Ago

**Units Sold\***



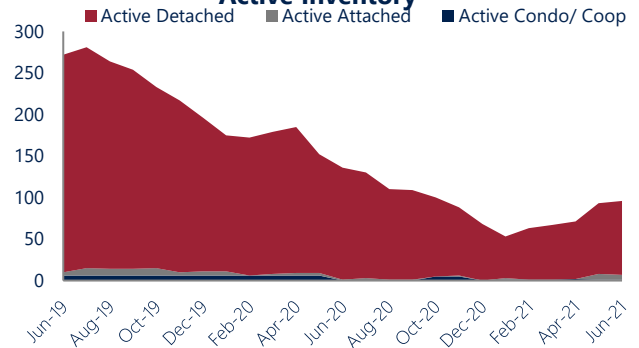
**Units Sold**

There was an increase in total units sold in June, with 78 sold this month in Culpeper County versus 70 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2020.

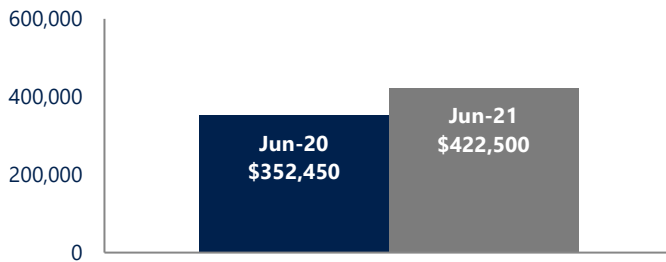
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 40 units or 29%. The total number of active inventory this June was 96 compared to 136 in June 2020. This month's total of 96 is higher than the previous month's total supply of available inventory of 93, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Culpeper County Homes was \$352,450. This June, the median sale price was \$422,500, an increase of 20% or \$70,050 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.



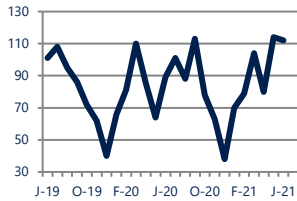
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

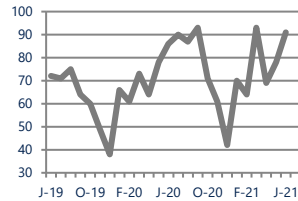
112



Up 26%  
Vs. Year Ago

### Current Contracts

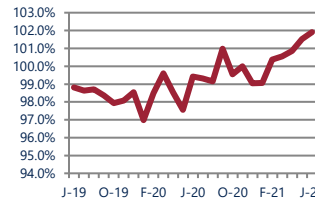
91



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

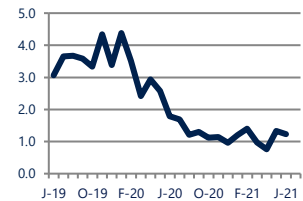
101.9%



Up 2.5%  
Vs. Year Ago

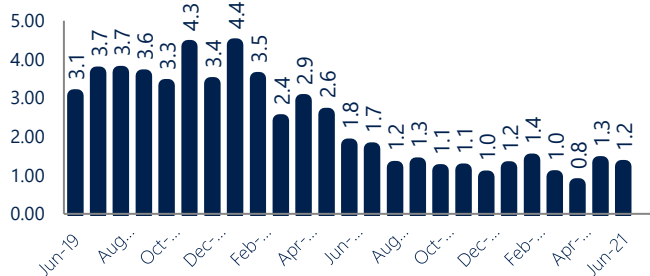
### Months of Supply

1.2



Down -31%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

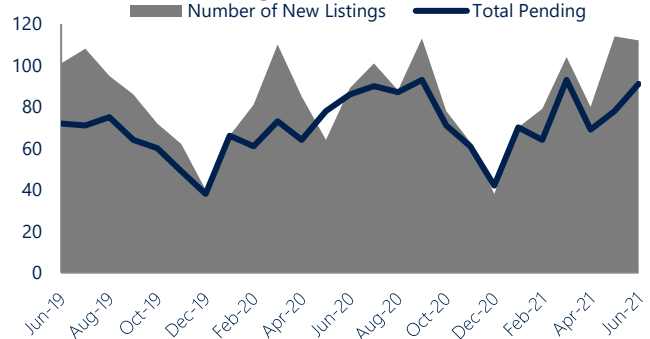
This month there were 112 homes newly listed for sale in Culpeper County compared to 89 in June 2020, an increase of 26%. There were 91 current contracts pending sale this June compared to 86 a year ago. The number of current contracts is 6% higher than last June.

### Months of Supply

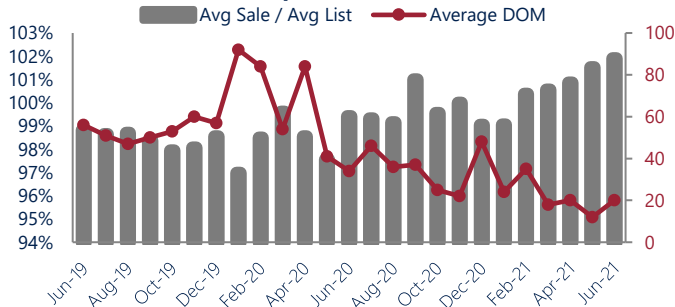
In June, there was 1.2 months of supply available in Culpeper County, compared to 1.8 in June 2020. That is a decrease of 31% versus a year ago.

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 Culpeper County was 101.9% 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 20, lower than the average last year, which was 34, a decrease of 41%.



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