



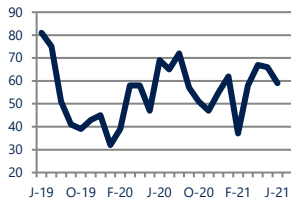
Focus On: East End Housing Market

June 2021

Zip Code(s): 23223

Units Sold

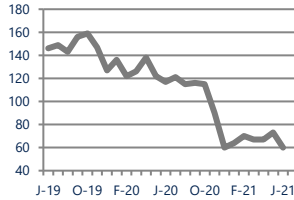
59



Down -14%
Vs. Year Ago

Active Inventory

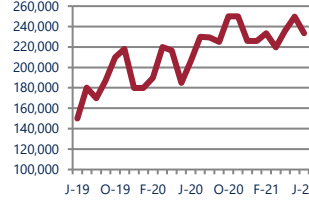
60



Down -49%
Vs. Year Ago

Median Sale Price

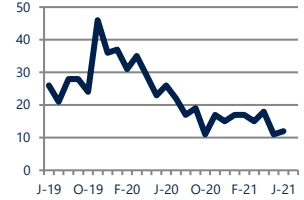
\$233,505



Up 13%
Vs. Year Ago

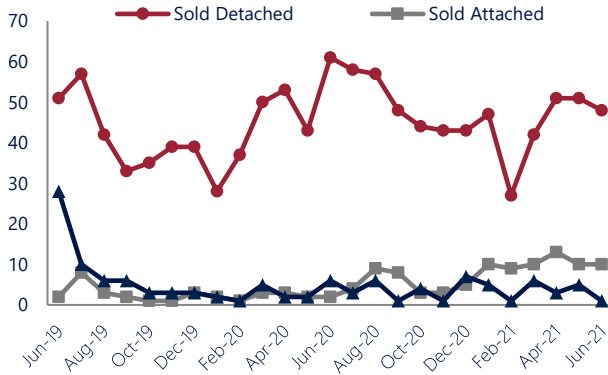
Days On Market

12



Down -54%
Vs. Year Ago

Units Sold*



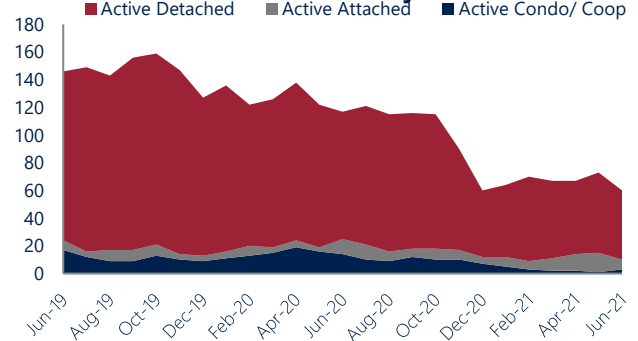
Units Sold

There was a decrease in total units sold in June, with 59 sold this month in East End versus 66 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 49%. The total number of active inventory this June was 60 compared to 117 in June 2020. This month's total of 60 is lower than the previous month's total supply of available inventory of 73, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East End Homes was \$206,000. This June, the median sale price was \$233,505, an increase of 13% or \$27,505 compared to last year. The current median sold price is 7% lower 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.

East End are defined as properties listed in zip code/s 23223.

*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.





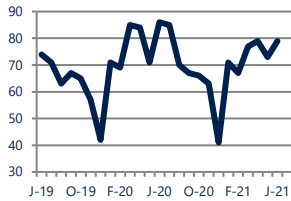
Focus On: East End Housing Market

June 2021

Zip Code(s): 23223

New Listings

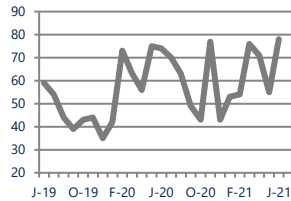
79



Down -8%
Vs. Year Ago

Current Contracts

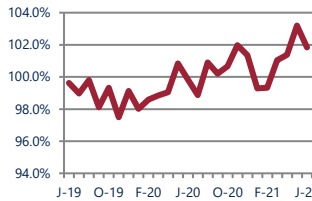
78



Up 5%
Vs. Year Ago

Sold Vs. List Price

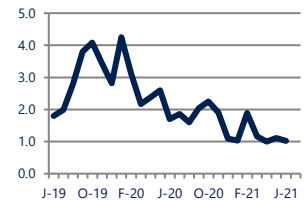
101.8%



Up 2%
Vs. Year Ago

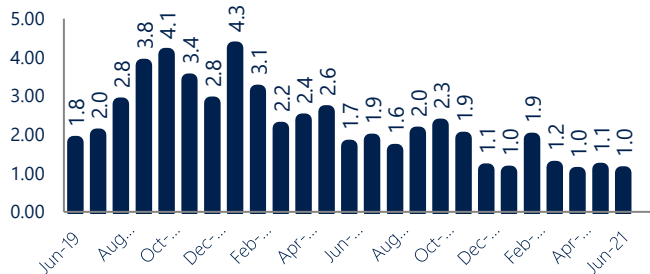
Months of Supply

1.0



Down -40%
Vs. Year Ago

Months of Supply



Months of Supply

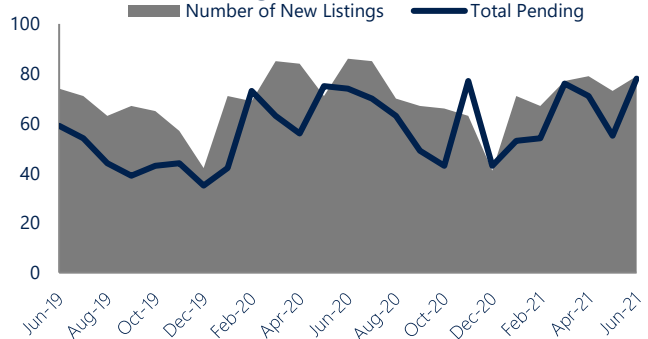
In June, there was 1.0 months of supply available in East End, compared to 1.7 in June 2020. That is a decrease of 40% versus a year ago.

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.

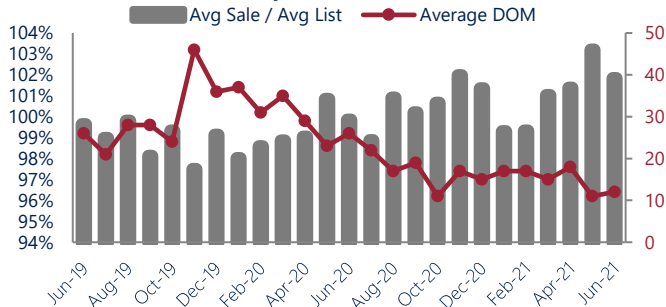
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in East End compared to 86 in June 2020, a decrease of 8%. There were 78 current contracts pending sale this June compared to 74 a year ago. The number of current contracts is 5% 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 East End was 101.8% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 26, a decrease of 54%.

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