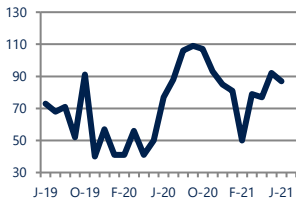




Units Sold

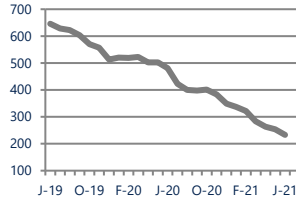
87



Up 13%
Vs. Year Ago

Active Inventory

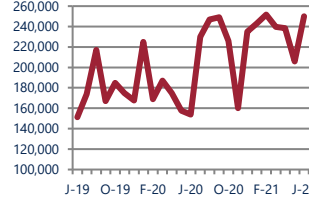
233



Down -52%
Vs. Year Ago

Median Sale Price

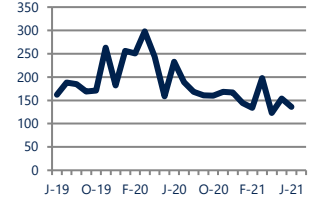
\$250,000



Up
Vs. Year Ago

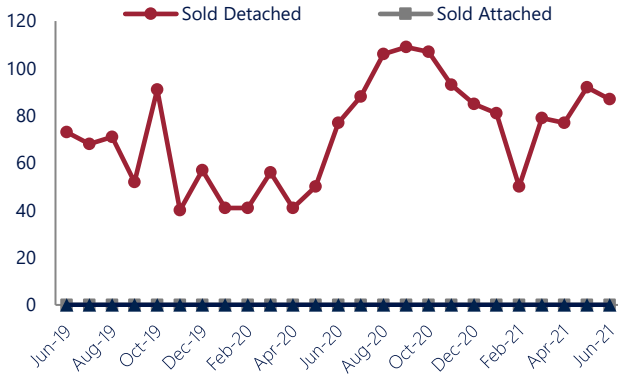
Days On Market

136



Down -42%
Vs. Year Ago

Units Sold*



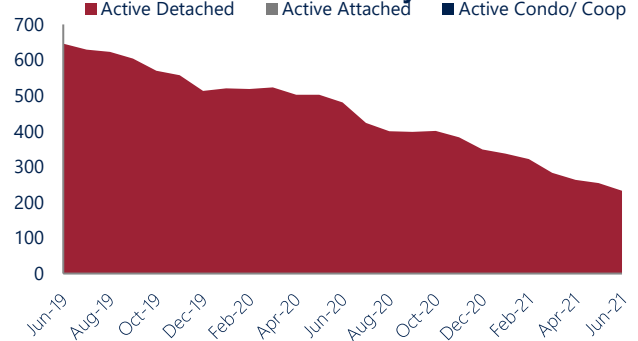
Units Sold

There was a decrease in total units sold in June, with 87 sold this month in Eastern Shore Virginia versus 92 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 248 units or 52%. The total number of active inventory this June was 233 compared to 481 in June 2020. This month's total of 233 is lower than the previous month's total supply of available inventory of 254, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Eastern Shore Virginia Homes was \$153,750. This June, the median sale price was \$250,000, an increase of \$96,250 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.

*Defined as the counties of Accomack and Northampton in VA.

*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.

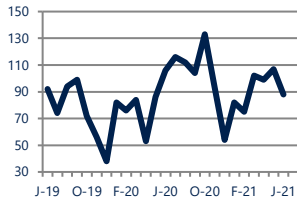
Information included in this report is based on data supplied by ESAOR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of ESAOR or Long & Foster Real Estate, Inc.





New Listings

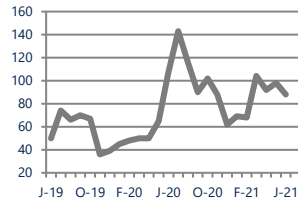
88



Down -17%
Vs. Year Ago

Current Contracts

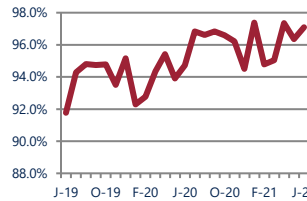
88



Down -18%
Vs. Year Ago

Sold Vs. List Price

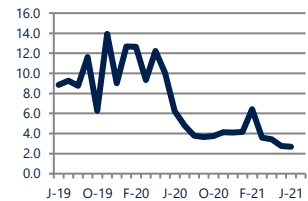
97.1%



Up 2.5%
Vs. Year Ago

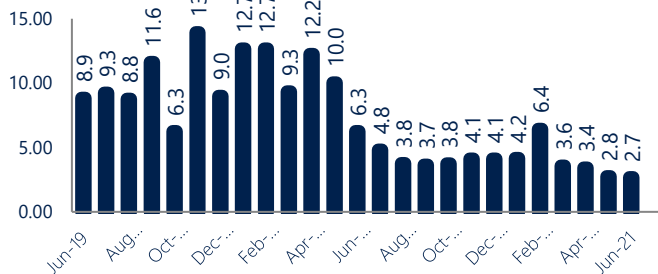
Months of Supply

2.7



Down -57%
Vs. Year Ago

Months of Supply



Months of Supply

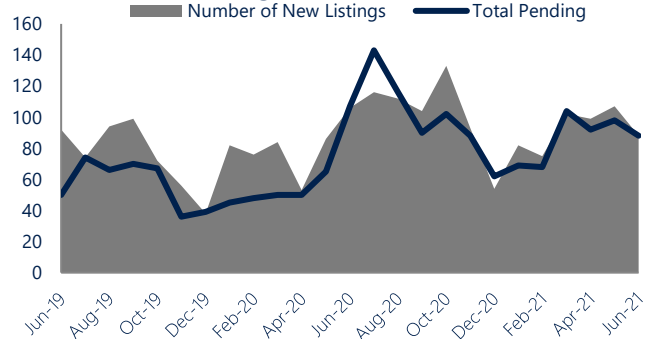
In June, there was 2.7 months of supply available in Eastern Shore Virginia, compared to 6.2 in June 2020. That is a decrease of 57% versus a year ago.

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.

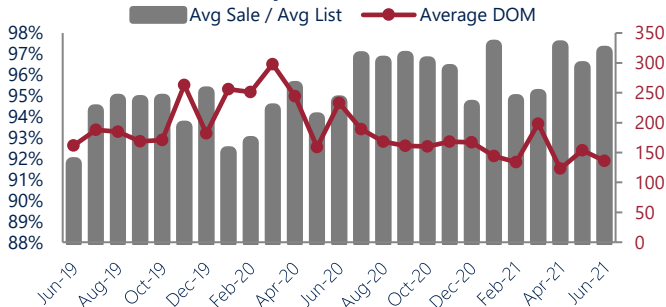
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Eastern Shore Virginia compared to 106 in June 2020, a decrease of 17%. There were 88 current contracts pending sale this June compared to 107 a year ago. The number of current contracts is 18% 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 Eastern Shore Virginia was 97.1% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 136, lower than the average last year, which was 233, a decrease of 42%.

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