



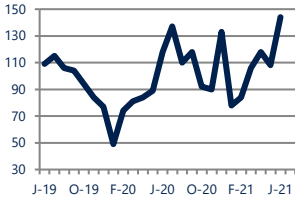
Focus On: Eastwood and Mammoth Oak Housing Market

June 2021

Zip Code(s): 23602 and 23606

Units Sold

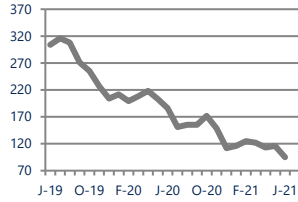
144



Up 22%
 Vs. Year Ago

Active Inventory

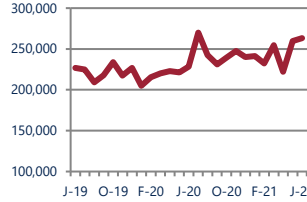
95



Down -49%
 Vs. Year Ago

Median Sale Price

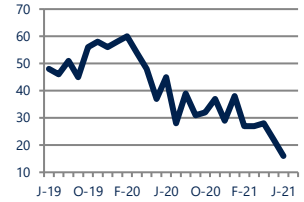
\$263,250



Up 15%
 Vs. Year Ago

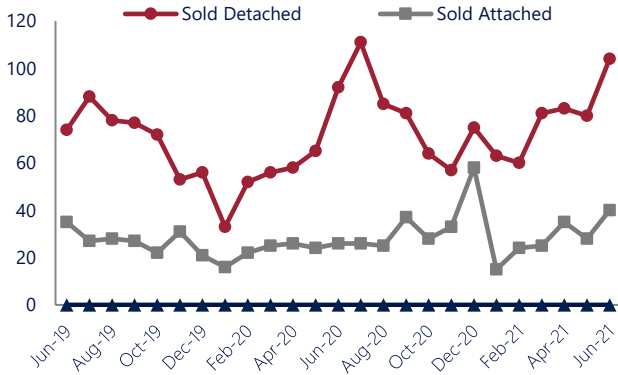
Days On Market

16



Down -64%
 Vs. Year Ago

Units Sold*



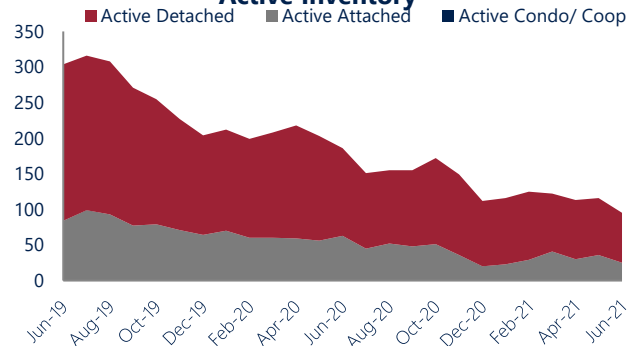
Units Sold

There was an increase in total units sold in June, with 144 sold this month in Eastwood and Mammoth Oak versus 108 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 49%. The total number of active inventory this June was 95 compared to 186 in June 2020. This month's total of 95 is lower than the previous month's total supply of available inventory of 116, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Eastwood and Mammoth Oak Homes was \$228,500. This June, the median sale price was \$263,250, an increase of 15% or \$34,750 compared to last year. The current median sold price is 1% 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.

Eastwood and Mammoth Oak are defined as properties listed in zip code/s 23602 and 23606.

*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 REIN 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 REIN or Long & Foster Real Estate, Inc.





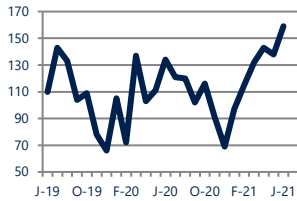
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June 2021

Zip Code(s): 23602 and 23606

New Listings

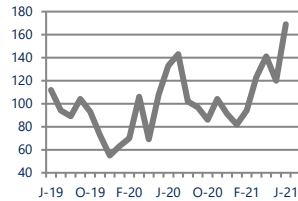
159



Up 19%
Vs. Year Ago

Current Contracts

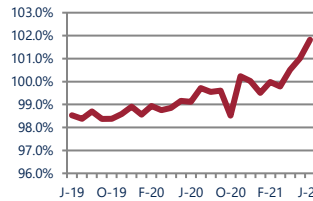
169



Up 27%
Vs. Year Ago

Sold Vs. List Price

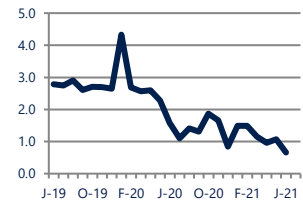
101.8%



Up 2.7%
Vs. Year Ago

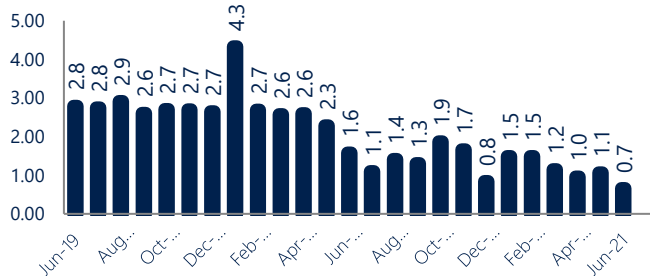
Months of Supply

0.7



Down -58%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

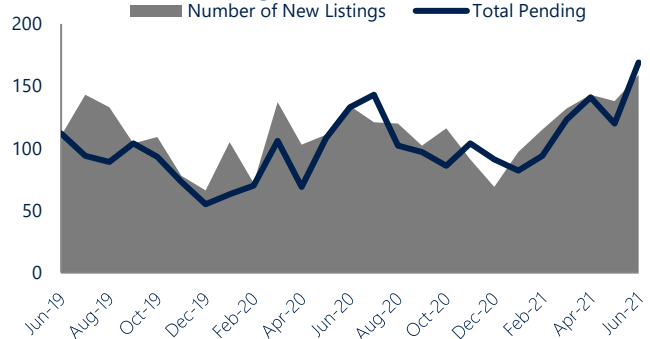
This month there were 159 homes newly listed for sale in Eastwood and Mammoth Oak compared to 134 in June 2020, an increase of 19%. There were 169 current contracts pending sale this June compared to 133 a year ago. The number of current contracts is 27% higher than last June.

Months of Supply

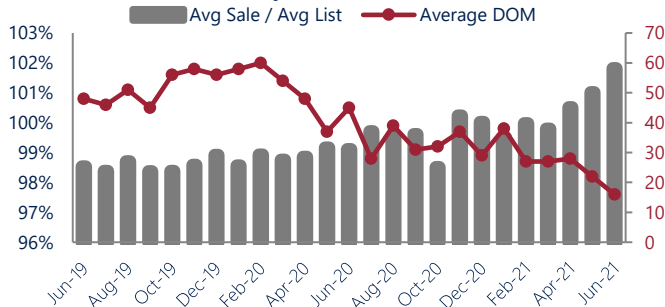
In June, there was 0.7 months of supply available in Eastwood and Mammoth Oak, compared to 1.6 in June 2020. That is a decrease of 58% versus a year ago.

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 Eastwood and Mammoth Oak was 101.8% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 45, a decrease of 64%.

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