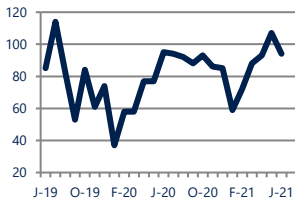




Zip Code(s): 23455

Units Sold

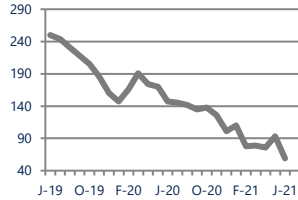
94



Down -1%
Vs. Year Ago

Active Inventory

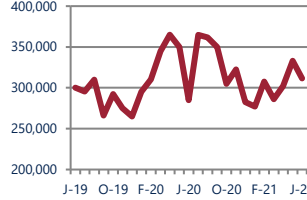
59



Down -60%
Vs. Year Ago

Median Sale Price

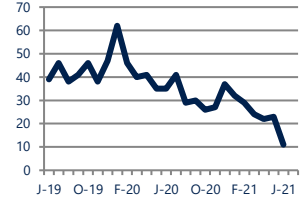
\$311,500



Up 9%
Vs. Year Ago

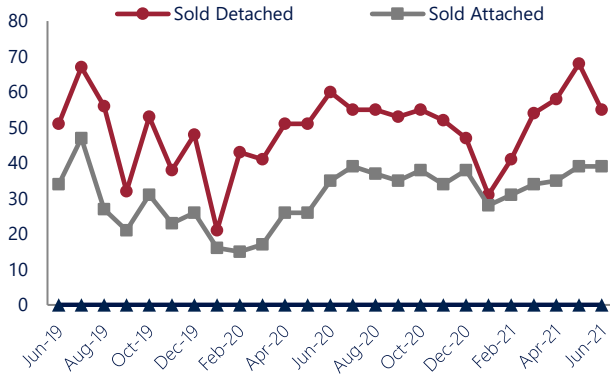
Days On Market

11



Down -69%
Vs. Year Ago

Units Sold*



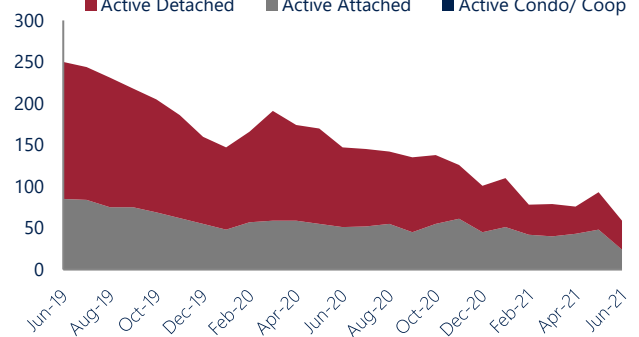
Units Sold

There was a decrease in total units sold in June, with 94 sold this month in Garden Wood Park and Smith Lake Terrace versus 107 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2020.

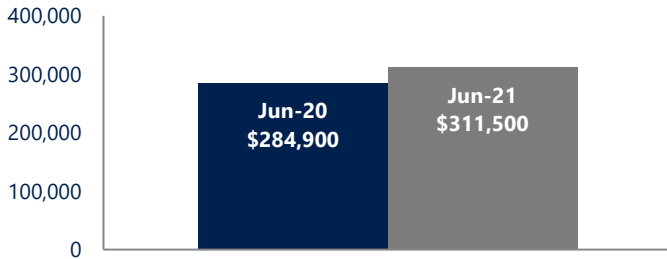
Active Inventory

Versus last year, the total number of homes available this month is lower by 88 units or 60%. The total number of active inventory this June was 59 compared to 147 in June 2020. This month's total of 59 is lower than the previous month's total supply of available inventory of 93, a decrease of 37%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Garden Wood Park and Smith Lake Terrace Homes was \$284,900. This June, the median sale price was \$311,500, an increase of 9% or \$26,600 compared to last year. The current median sold price is 6% 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.

Garden Wood Park and Smith Lake Terrace are defined as properties listed in zip code/s 23455.

*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.

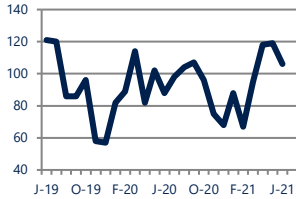




Zip Code(s): 23455

New Listings

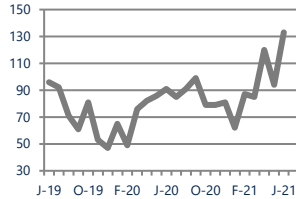
106



Up 20%
Vs. Year Ago

Current Contracts

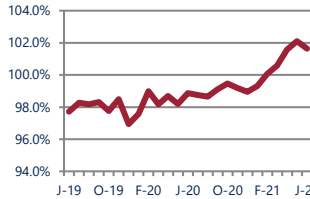
133



Up 46%
Vs. Year Ago

Sold Vs. List Price

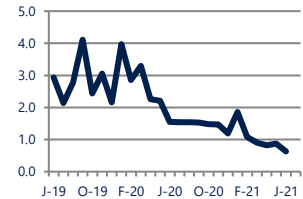
101.6%



Up 2.8%
Vs. Year Ago

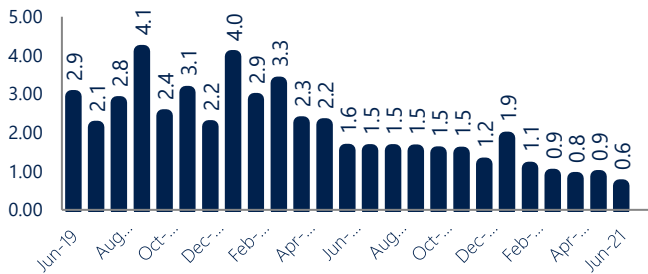
Months of Supply

0.6



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

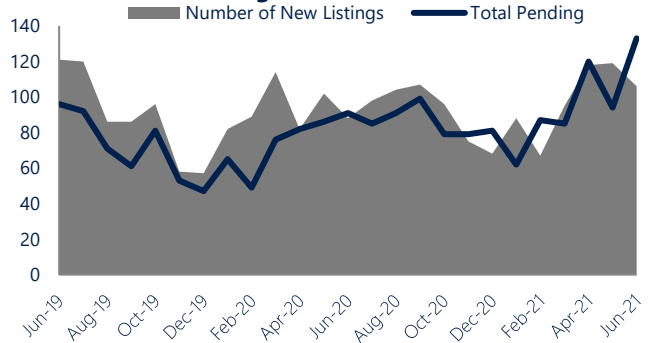
In June, there was 0.6 months of supply available in Garden Wood Park and Smith Lake Terrace, compared to 1.5 in June 2020. That is a decrease of 59% versus a year ago.

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.

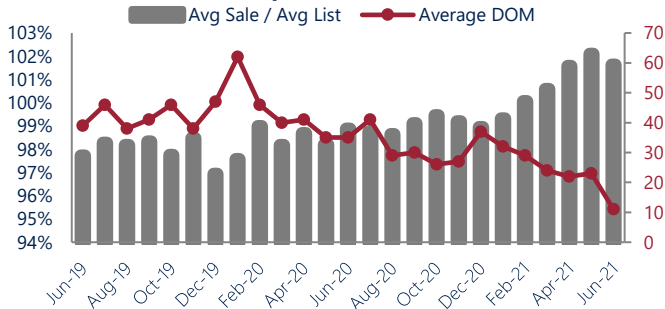
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Garden Wood Park and Smith Lake Terrace compared to 88 in June 2020, an increase of 20%. There were 133 current contracts pending sale this June compared to 91 a year ago. The number of current contracts is 46% 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 Garden Wood Park and Smith Lake Terrace was 101.6% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 35, a decrease of 69%.



Garden Wood Park and Smith Lake Terrace are defined as properties listed in zip code/s 23455.

*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.

