



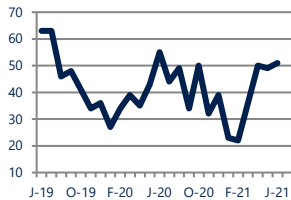
Focus On: **Gayton, Godwin, and Wellesley Housing Market**

June 2021

Zip Code(s): 23233

Units Sold

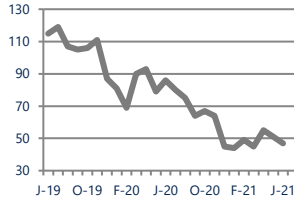
51



Down -7%
Vs. Year Ago

Active Inventory

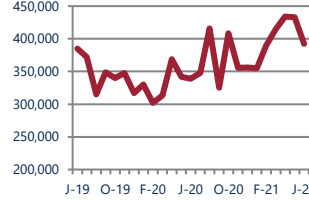
47



Down -45%
Vs. Year Ago

Median Sale Price

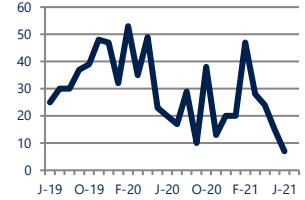
\$392,400



Up 16%
Vs. Year Ago

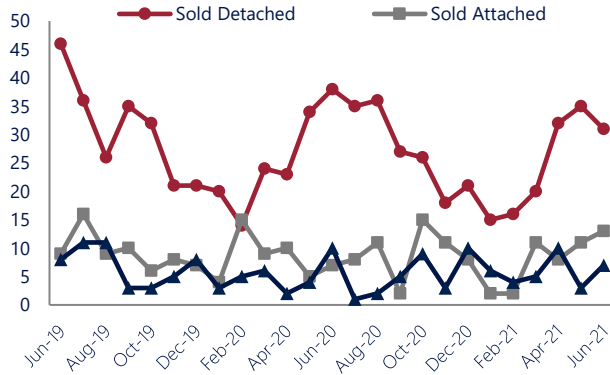
Days On Market

7



Down -65%
Vs. Year Ago

Units Sold*



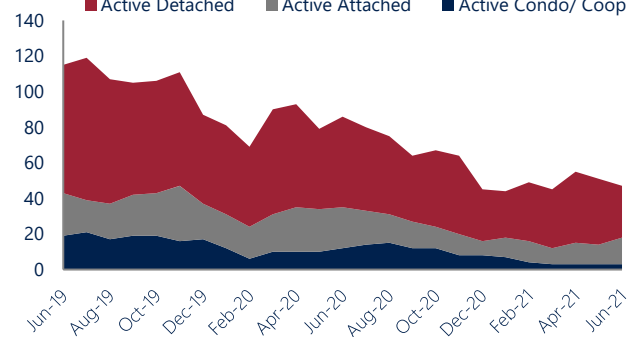
Units Sold

There was an increase in total units sold in June, with 51 sold this month in Gayton, Godwin, and Wellesley versus 49 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 45%. The total number of active inventory this June was 47 compared to 86 in June 2020. This month's total of 47 is lower than the previous month's total supply of available inventory of 51, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gayton, Godwin, and Wellesley Homes was \$339,000. This June, the median sale price was \$392,400, an increase of 16% or \$53,400 compared to last year. The current median sold price is 9% 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.

Gayton, Godwin, and Wellesley are defined as properties listed in zip code/s 23233.

*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.





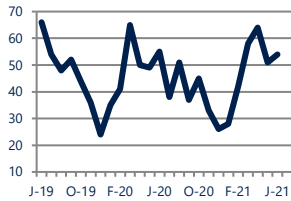
Focus On: Gayton, Godwin, and Wellesley Housing Market

June 2021

Zip Code(s): 23233

New Listings

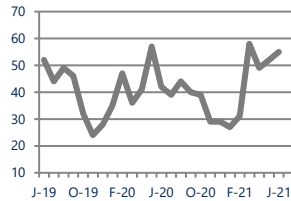
54



Down -2%
Vs. Year Ago

Current Contracts

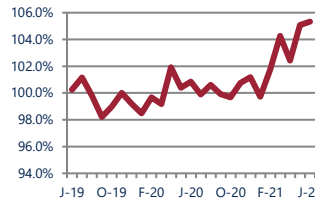
55



Up 31%
Vs. Year Ago

Sold Vs. List Price

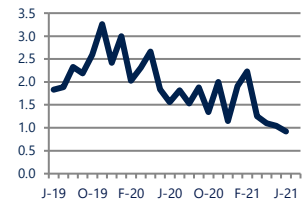
105.3%



Up 4.5%
Vs. Year Ago

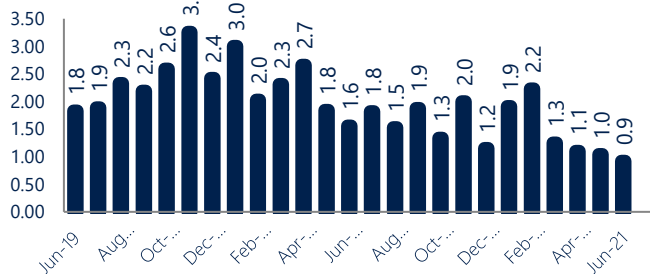
Months of Supply

0.9



Down -41%
Vs. Year Ago

Months of Supply



Months of Supply

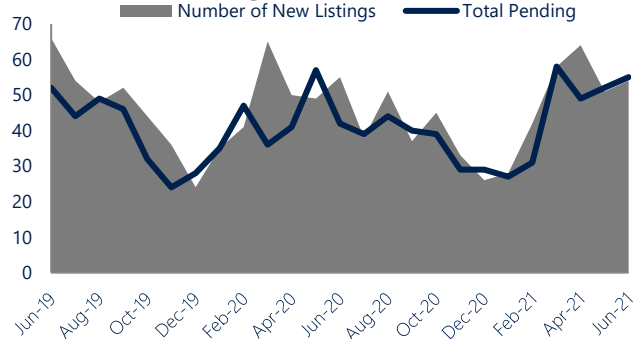
In June, there was 0.9 months of supply available in Gayton, Godwin, and Wellesley, compared to 1.6 in June 2020. That is a decrease of 41% versus a year ago.

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.

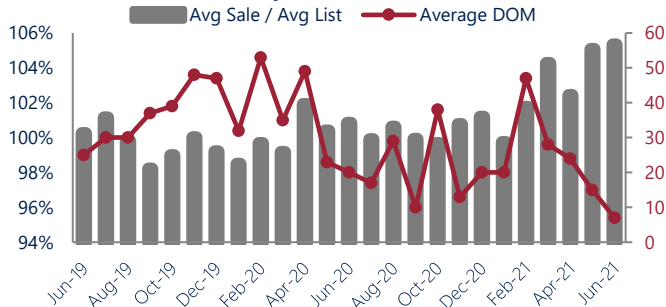
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Gayton, Godwin, and Wellesley compared to 55 in June 2020, a decrease of 2%. There were 55 current contracts pending sale this June compared to 42 a year ago. The number of current contracts is 31% 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 Gayton, Godwin, and Wellesley was 105.3% of the average list price, which is 4.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 20, a decrease of 65%.

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