



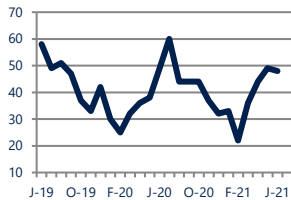
Focus On: Grafton, Seaford, and Yorktown Housing Market

June 2021

Zip Code(s): 23690, 23692 and 23696

Units Sold

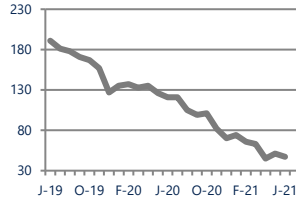
48



Down -2%
Vs. Year Ago

Active Inventory

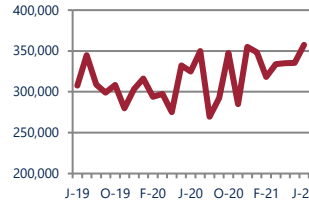
47



Down -61%
Vs. Year Ago

Median Sale Price

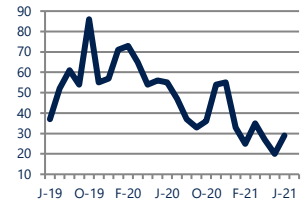
\$357,500



Up 10%
Vs. Year Ago

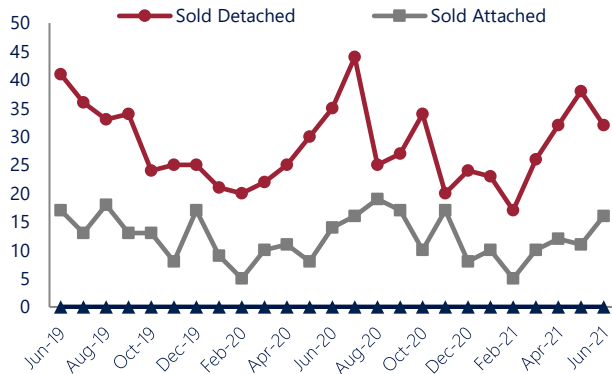
Days On Market

29



Down -47%
Vs. Year Ago

Units Sold*



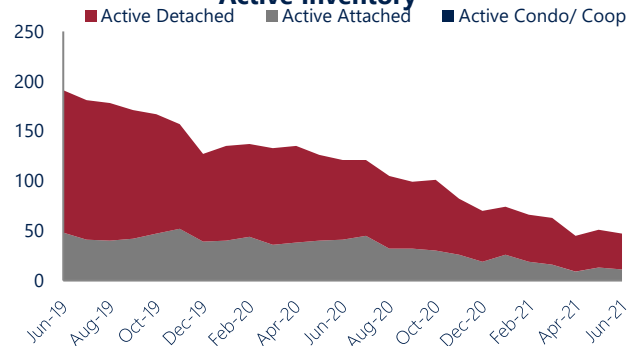
Units Sold

There was a decrease in total units sold in June, with 48 sold this month in Grafton, Seaford, and Yorktown versus 49 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2020.

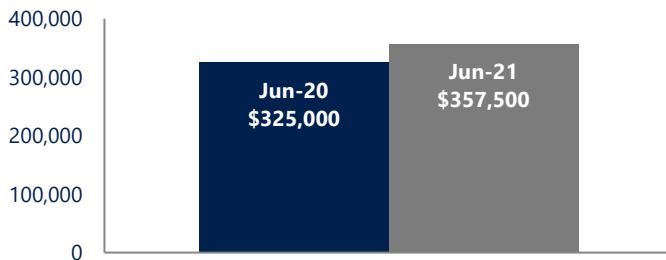
Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 61%. The total number of active inventory this June was 47 compared to 121 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 Grafton, Seaford, and Yorktown Homes was \$325,000. This June, the median sale price was \$357,500, an increase of 10% or \$32,500 compared to last year. The current median sold price is 7% 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.

Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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.

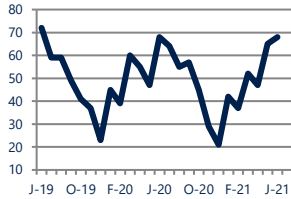




Zip Code(s): 23690, 23692 and 23696

New Listings

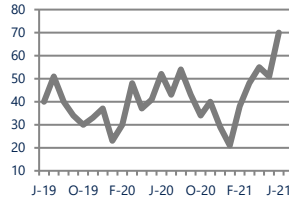
68



No Change
Vs. Year Ago

Current Contracts

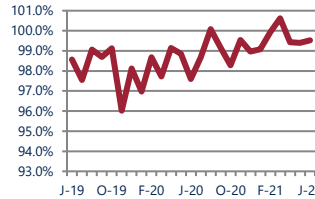
70



Up 35%
Vs. Year Ago

Sold Vs. List Price

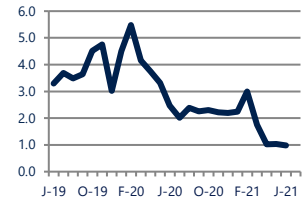
99.5%



Up 2%
Vs. Year Ago

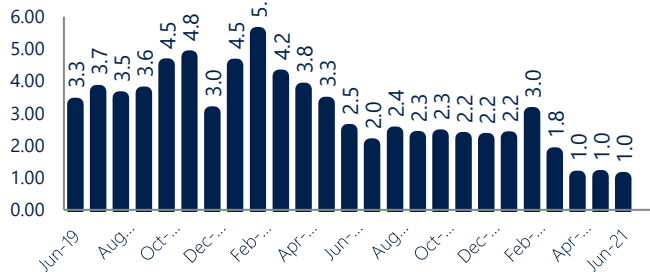
Months of Supply

1.0



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

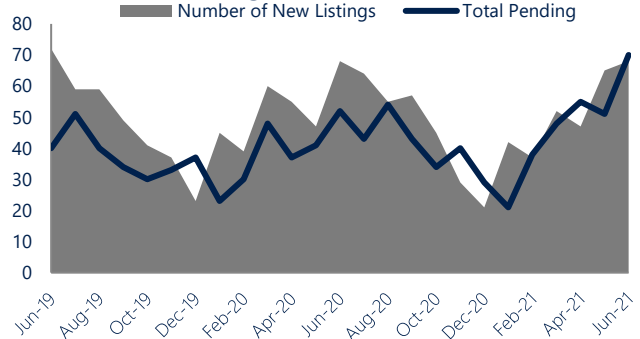
In June, there was 1.0 months of supply available in Grafton, Seaford, and Yorktown, compared to 2.5 in June 2020. That is a decrease of 60% versus a year ago.

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.

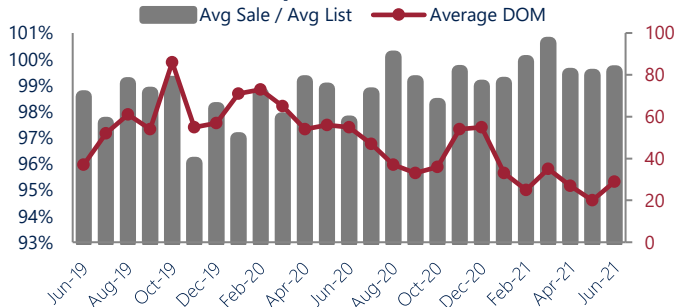
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Grafton, Seaford, and Yorktown, which is similar to the amount in June 2020. There were 70 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 35% 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 Grafton, Seaford, and Yorktown was 99.5% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 55, a decrease of 47%.



Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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.

