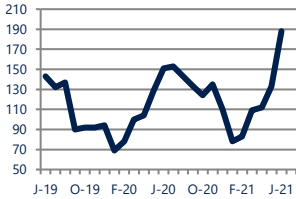




Zip Code(s): 23327 and 23322

Units Sold

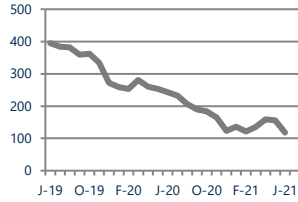
188



Up 25%
Vs. Year Ago

Active Inventory

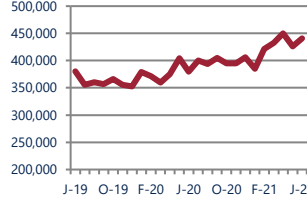
118



Down -51%
Vs. Year Ago

Median Sale Price

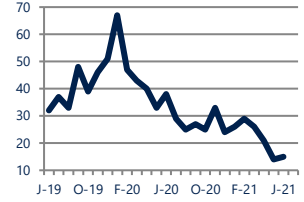
\$441,000



Up 16%
Vs. Year Ago

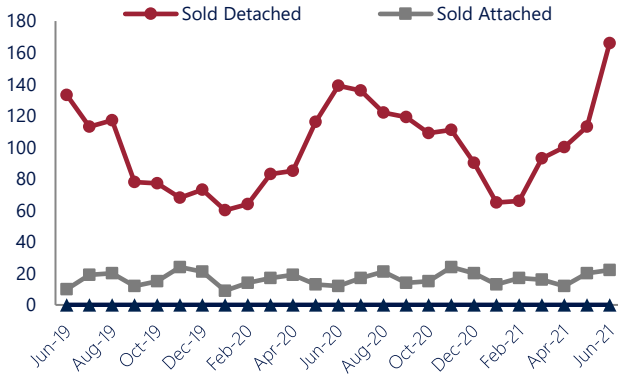
Days On Market

15



Down -61%
Vs. Year Ago

Units Sold*



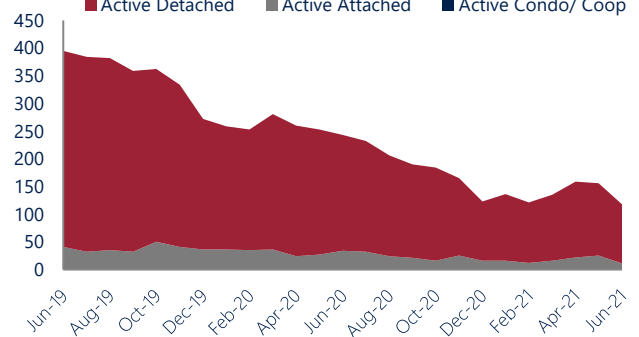
Units Sold

There was an increase in total units sold in June, with 188 sold this month in Great Bridge, Fentress, and Southern Chesapeake. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 125 units or 51%. The total number of active inventory this June was 118 compared to 243 in June 2020. This month's total of 118 is lower than the previous month's total supply of available inventory of 156, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Great Bridge, Fentress, and Southern Chesapeake Homes was \$379,500. This June, the median sale price was \$441,000, an increase of 16% or \$61,500 compared to last year. The current median sold price is 3% 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.

Great Bridge, Fentress, and Southern Chesapeake are defined as properties listed in zip code/s 23327 and 23322.

*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.

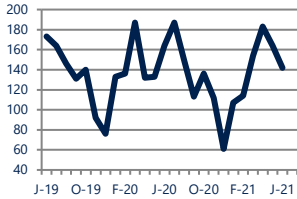




Zip Code(s): 23327 and 23322

New Listings

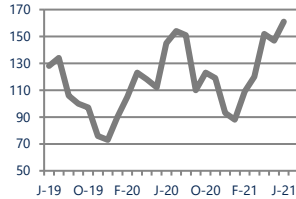
142



Down -13%
Vs. Year Ago

Current Contracts

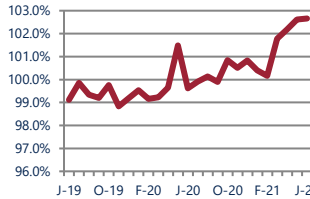
161



Up 11%
Vs. Year Ago

Sold Vs. List Price

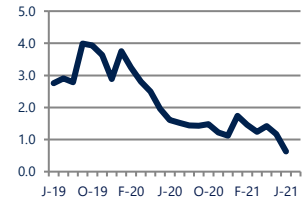
102.7%



Up 3.1%
Vs. Year Ago

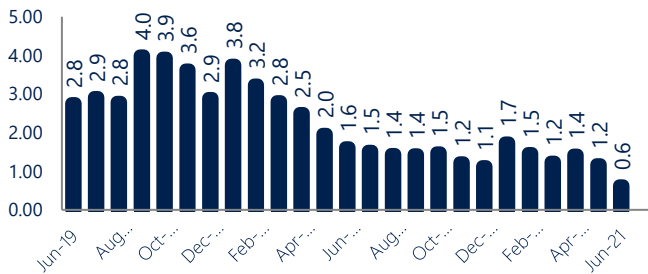
Months of Supply

0.6



Down -61%
Vs. Year Ago

Months of Supply



Months of Supply

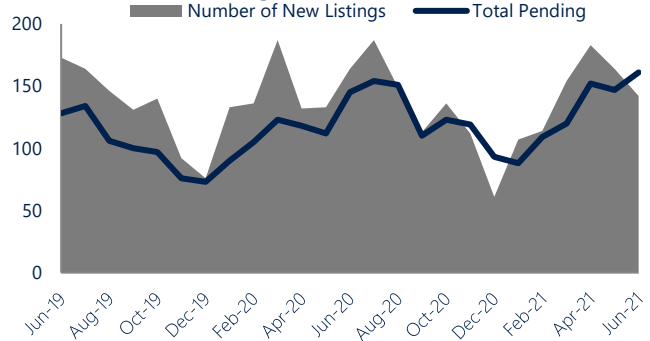
In June, there was 0.6 months of supply available in Great Bridge, Fentress, and Southern Chesapeake, compared to 1.6 in June 2020. That is a decrease of 61% versus a year ago.

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.

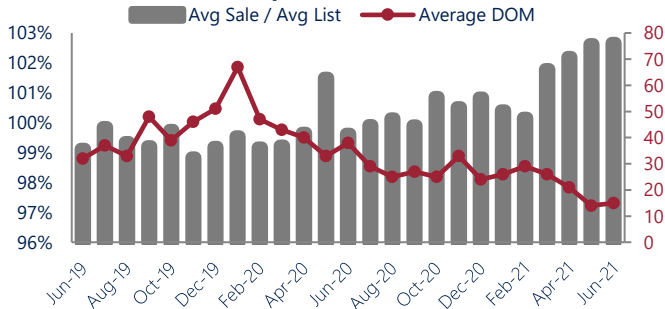
New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Great Bridge, Fentress, and Southern Chesapeake compared to 164 in June 2020, a decrease of 13%. There were 161 current contracts pending sale this June compared to 145 a year ago. The number of current contracts is 11% 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 Great Bridge, Fentress, and Southern Chesapeake was 102.7% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 38, a decrease of 61%.



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