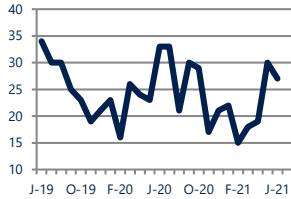




Focus On: **Greene County Housing Market**

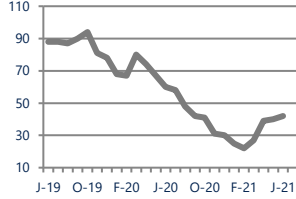
June 2021

**Units Sold**  
27



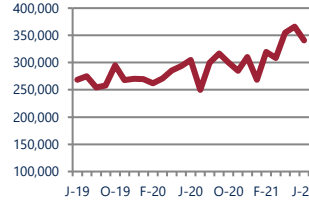
**Down -18%**  
Vs. Year Ago

**Active Inventory**  
42



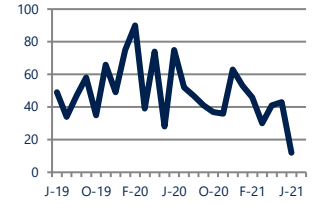
**Down -30%**  
Vs. Year Ago

**Median Sale Price**  
\$340,500



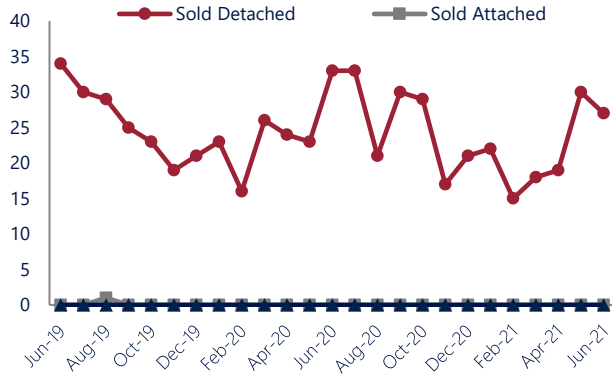
**Up 12%**  
Vs. Year Ago

**Days On Market**  
12



**Down**  
Vs. Year Ago

**Units Sold\***



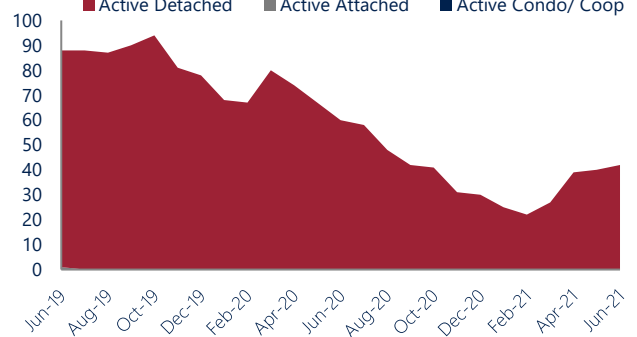
**Units Sold**

There was a decrease in total units sold in June, with 27 sold this month in Greene County versus 30 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 18 units or 30%. The total number of active inventory this June was 42 compared to 60 in June 2020. This month's total of 42 is higher than the previous month's total supply of available inventory of 40, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Greene County Homes was \$305,000. This June, the median sale price was \$340,500, an increase of 12% or \$35,500 compared to last year. The current median sold price is 7% 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.



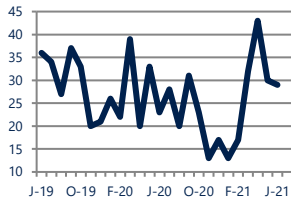
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CGAHR and 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 CGAHR or Long & Foster Real Estate, Inc.





### New Listings

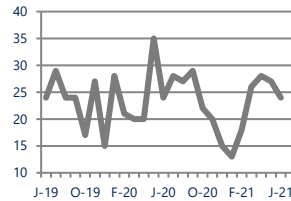
29



**Up 26%**  
Vs. Year Ago

### Current Contracts

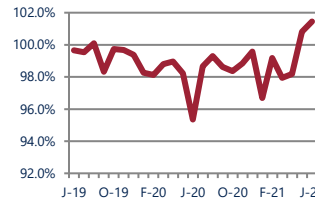
24



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

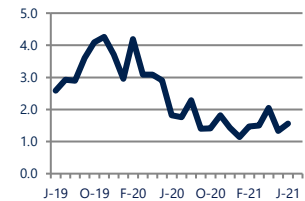
101.5%



**Up**  
Vs. Year Ago

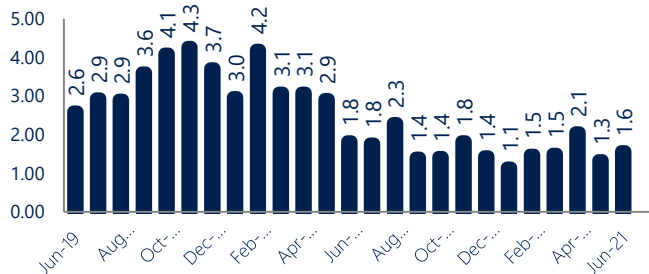
### Months of Supply

1.6



**Down -14%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

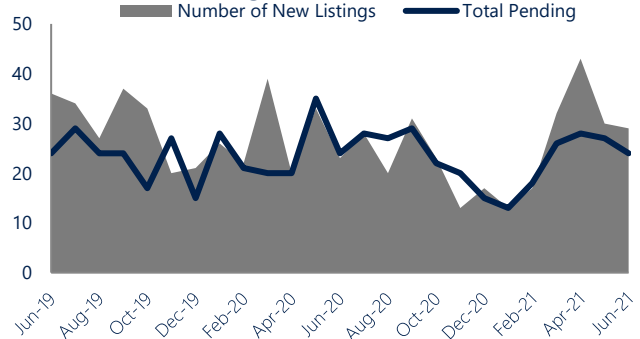
This month there were 29 homes newly listed for sale in Greene County compared to 23 in June 2020, an increase of 26%. There were 24 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 11% lower than last month.

### Months of Supply

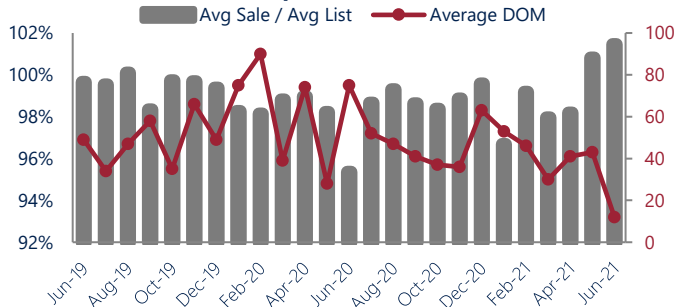
In June, there was 1.6 months of supply available in Greene County, compared to 1.8 in June 2020. That is a decrease of 14% versus a year ago.

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 Greene County was 101.5% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 75. This decrease was impacted by the limited number of sales.



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