

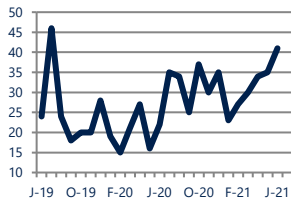
## Focus On: Groveton and Hybia Valley Housing Market

June 2021

Zip Code(s): 22306

### Units Sold

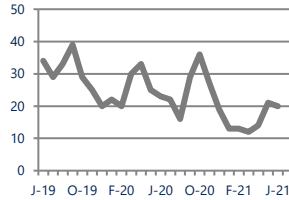
41



Up  
Vs. Year Ago

### Active Inventory

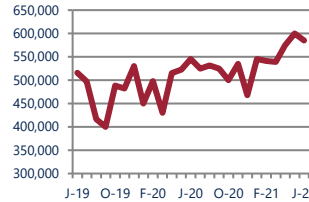
20



Down -13%  
Vs. Year Ago

### Median Sale Price

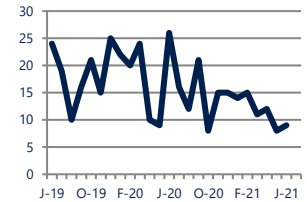
\$585,000



Up 7%  
Vs. Year Ago

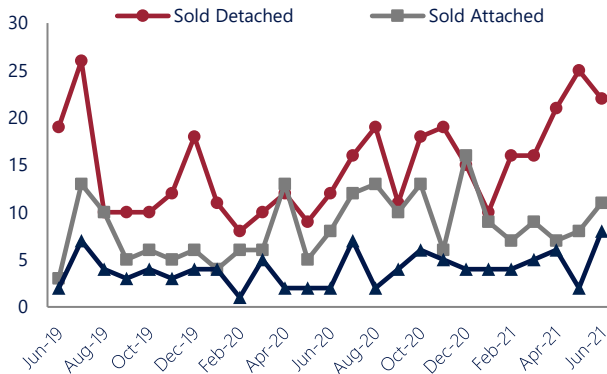
### Days On Market

9



Down -65%  
Vs. Year Ago

### Units Sold\*



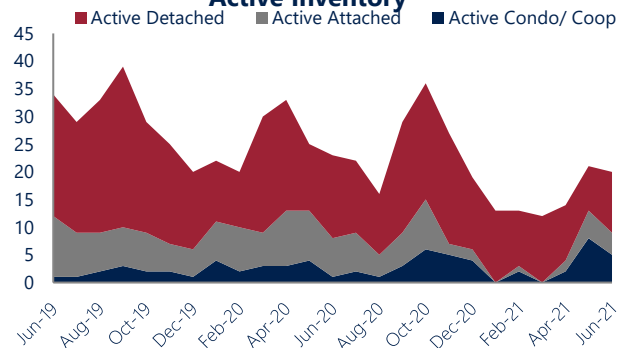
### Units Sold

There was an increase in total units sold in June, with 41 sold this month in Groveton and Hybia Valley. 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 3 units or 13%. The total number of active inventory this June was 20 compared to 23 in June 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 21, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Groveton and Hybia Valley Homes was \$545,000. This June, the median sale price was \$585,000, an increase of 7% or \$40,000 compared to last year. The current median sold price is 3% 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.

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





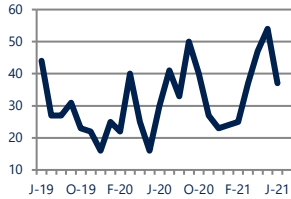
## Focus On: Groveton and Hybia Valley Housing Market

June 2021

Zip Code(s): 22306

### New Listings

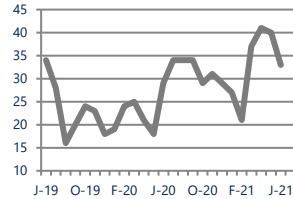
37



Up 23%  
Vs. Year Ago

### Current Contracts

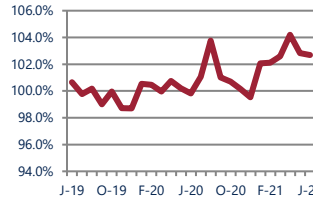
33



Up 14%  
Vs. Year Ago

### Sold Vs. List Price

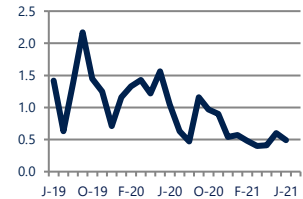
102.7%



Up 2.9%  
Vs. Year Ago

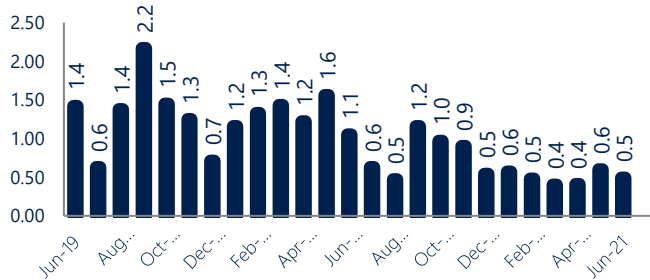
### Months of Supply

0.5



Down -53%  
Vs. Year Ago

### Months of Supply



### Months of Supply

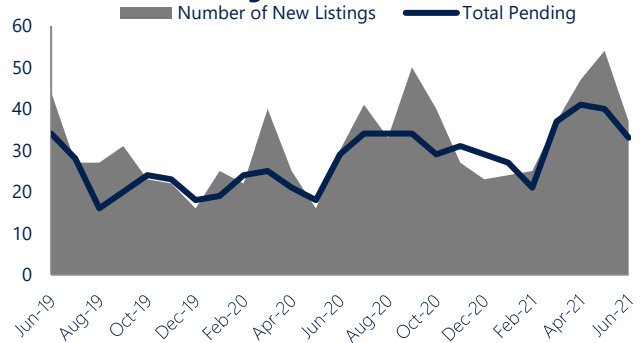
In June, there was 0.5 months of supply available in Groveton and Hybia Valley, compared to 1.0 in June 2020. That is a decrease of 53% versus a year ago.

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.

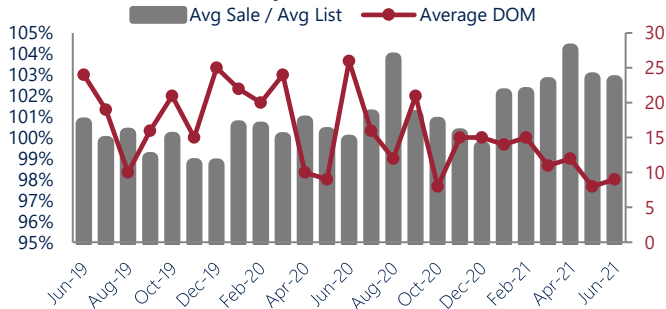
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Groveton and Hybia Valley compared to 30 in June 2020, an increase of 23%. There were 33 current contracts pending sale this June compared to 29 a year ago. The number of current contracts is 14% 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 Groveton and Hybia Valley was 102.7% of the average list price, which is 2.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 26, a decrease of 65%.



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