



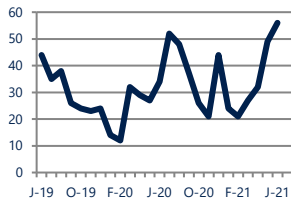
Focus On: Harwoods Mill Housing Market

June 2021

Zip Code(s): 23693

Units Sold

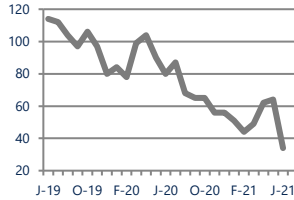
56



Up
Vs. Year Ago

Active Inventory

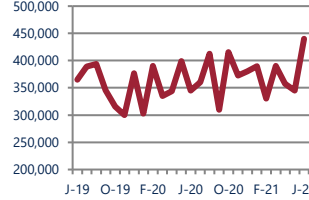
34



Down -57%
Vs. Year Ago

Median Sale Price

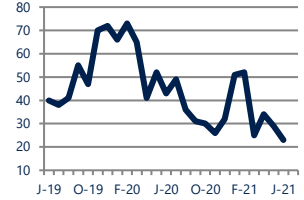
\$440,000



Up 28%
Vs. Year Ago

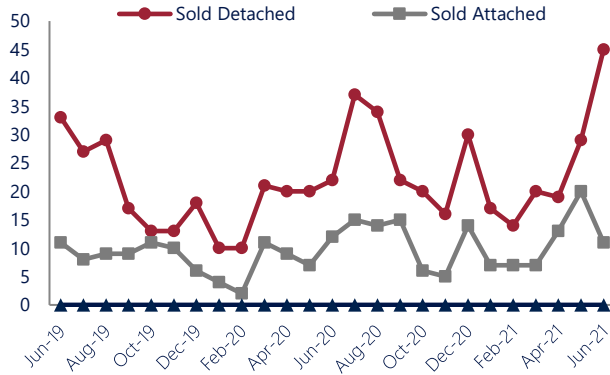
Days On Market

23



Down -47%
Vs. Year Ago

Units Sold*



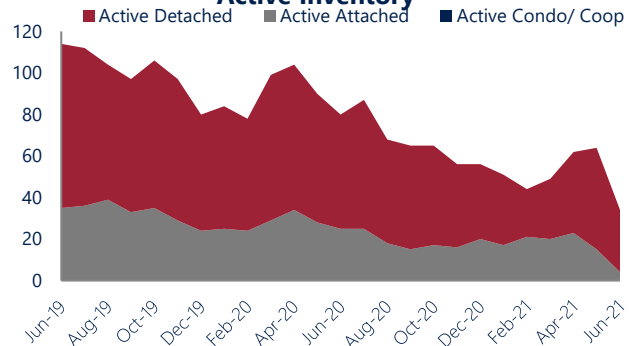
Units Sold

There was an increase in total units sold in June, with 56 sold this month in Harwoods Mill. This month's total units sold was higher than at this time last year.

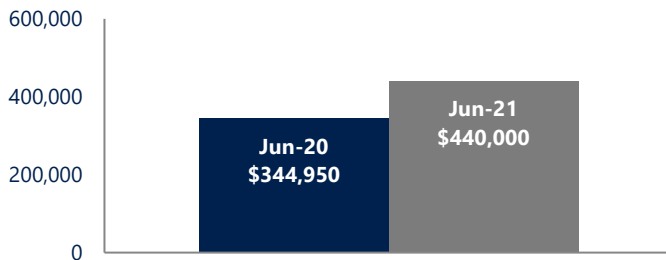
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 57%. The total number of active inventory this June was 34 compared to 80 in June 2020. This month's total of 34 is lower than the previous month's total supply of available inventory of 64, a decrease of 47%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Harwoods Mill Homes was \$344,950. This June, the median sale price was \$440,000, an increase of \$95,050 compared to last year. The current median sold price is 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.

Harwoods Mill are defined as properties listed in zip code/s 23693.

*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.





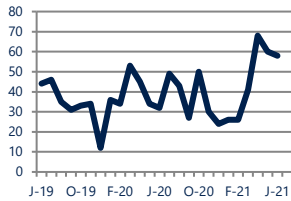
Focus On: Harwoods Mill Housing Market

June 2021

Zip Code(s): 23693

New Listings

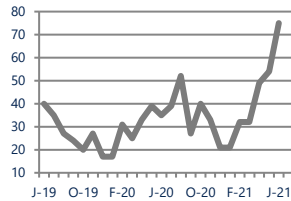
58



Up 81%
Vs. Year Ago

Current Contracts

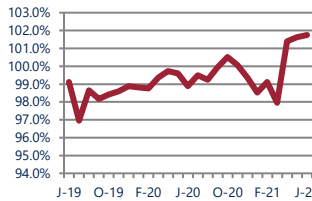
75



Up 114%
Vs. Year Ago

Sold Vs. List Price

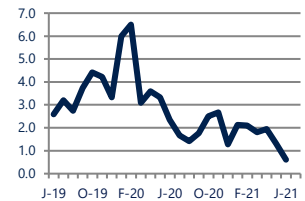
101.8%



Up 2.9%
Vs. Year Ago

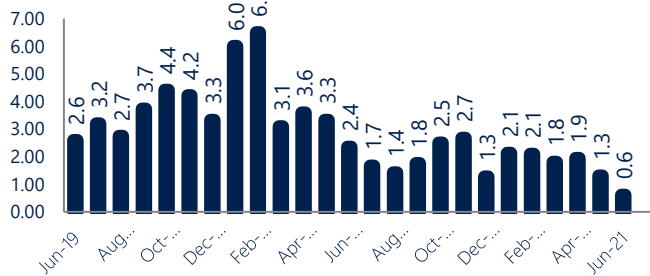
Months of Supply

0.6



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

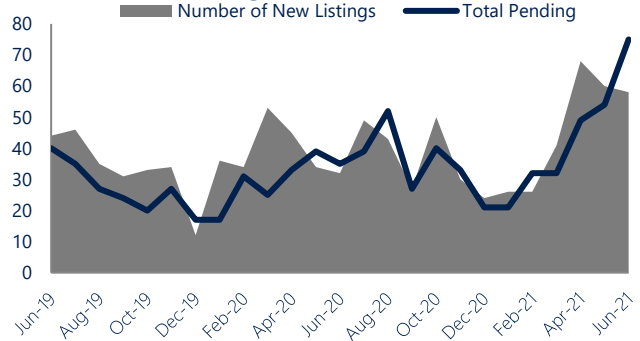
In June, there was 0.6 months of supply available in Harwoods Mill, compared to 2.4 in June 2020. That is a decrease of 74% versus a year ago.

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.

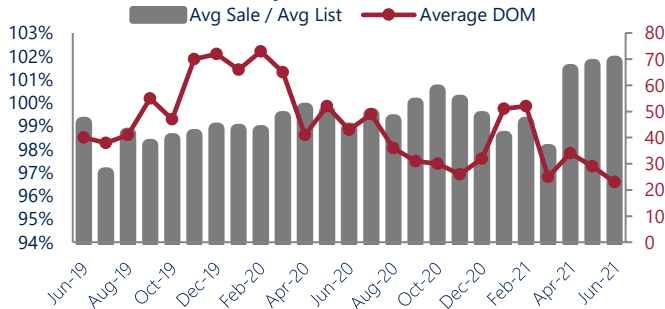
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Harwoods Mill compared to 32 in June 2020, an increase of 81%. There were 75 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 114% 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 Harwoods Mill was 101.8% 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 23, lower than the average last year, which was 43, a decrease of 47%.

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