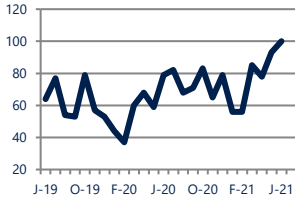




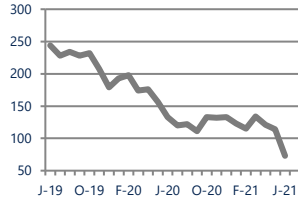
Zip Code(s): 23701 and 23702

Units Sold
100



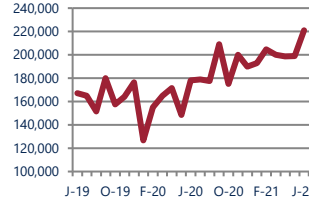
Up 27%
Vs. Year Ago

Active Inventory
73



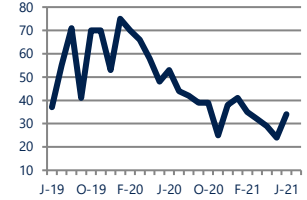
Down -45%
Vs. Year Ago

Median Sale Price
\$221,000



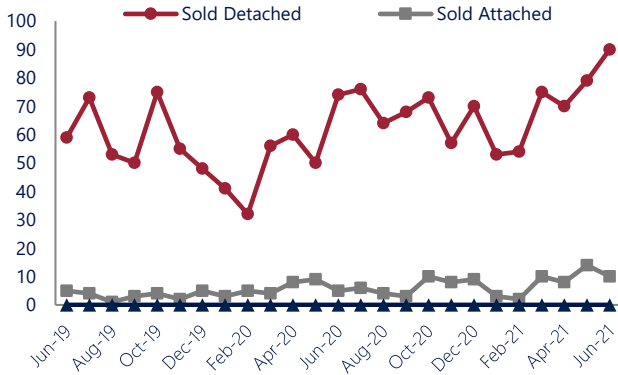
Up 24%
Vs. Year Ago

Days On Market
34



Down -36%
Vs. Year Ago

Units Sold*



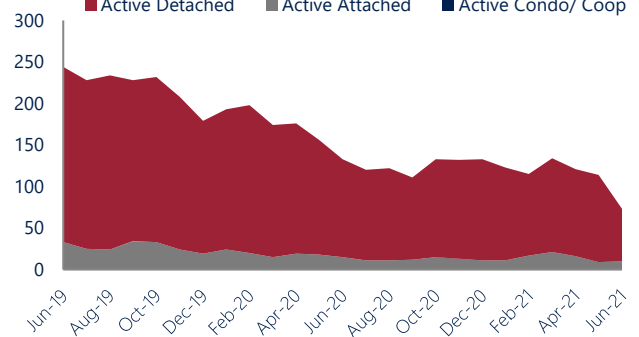
Units Sold

There was an increase in total units sold in June, with 100 sold this month in Hodges Manor, Simonsdale, and Loxley Place versus 93 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 27% versus June 2020.

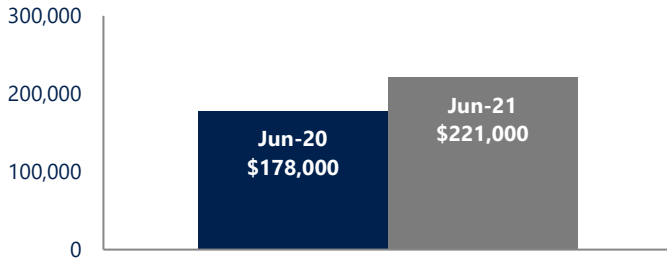
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 45%. The total number of active inventory this June was 73 compared to 133 in June 2020. This month's total of 73 is lower than the previous month's total supply of available inventory of 114, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hodges Manor, Simonsdale, and Loxley Place Homes was \$178,000. This June, the median sale price was \$221,000, an increase of 24% or \$43,000 compared to last year. The current median sold price is 11% 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.

Hodges Manor, Simonsdale, and Loxley Place are defined as properties listed in zip code/s 23701 and 23702.

*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.

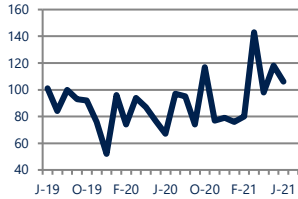




Zip Code(s): 23701 and 23702

New Listings

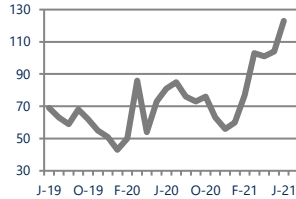
106



Up 58%
Vs. Year Ago

Current Contracts

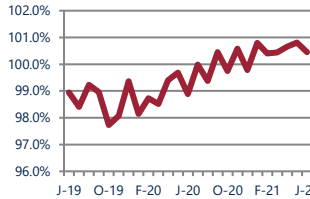
123



Up 52%
Vs. Year Ago

Sold Vs. List Price

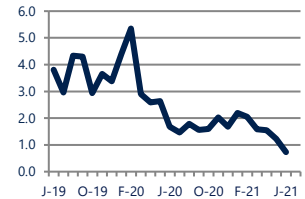
100.5%



Up 1.6%
Vs. Year Ago

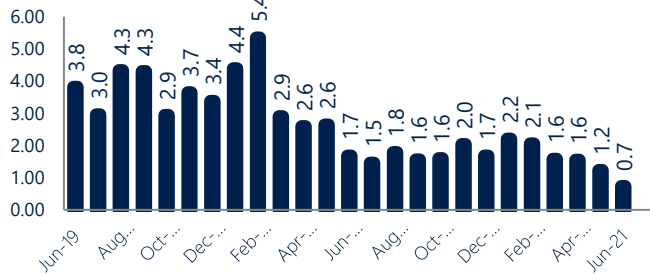
Months of Supply

0.7



Down -57%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

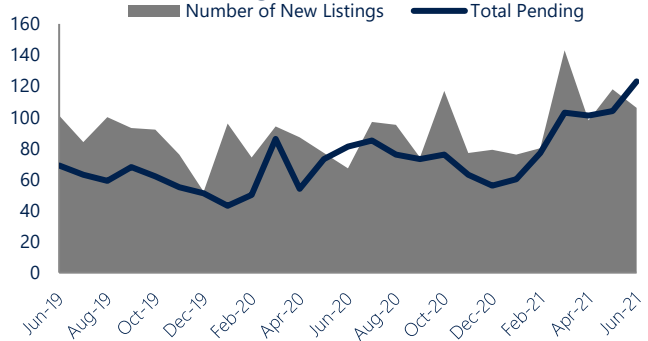
This month there were 106 homes newly listed for sale in Hodges Manor, Simonsdale, and Loxley Place compared to 67 in June 2020, an increase of 58%. There were 123 current contracts pending sale this June compared to 81 a year ago. The number of current contracts is 52% higher than last June.

Months of Supply

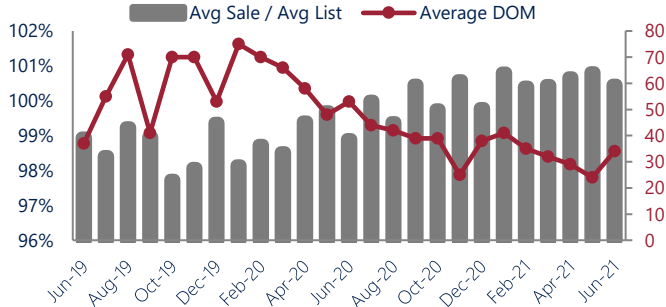
In June, there was 0.7 months of supply available in Hodges Manor, Simonsdale, and Loxley Place, compared to 1.7 in June 2020. That is a decrease of 57% versus a year ago.

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 Hodges Manor, Simonsdale, and Loxley Place was 100.5% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 53, a decrease of 36%.



Hodges Manor, Simonsdale, and Loxley Place are defined as properties listed in zip code/s 23701 and 23702.

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