



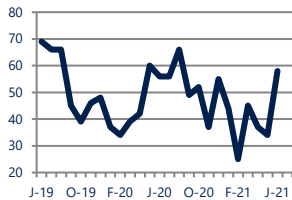
Focus On: Hylton Park and Lake Crystal Farms Housing Market

June 2021

Zip Code(s): 23236

Units Sold

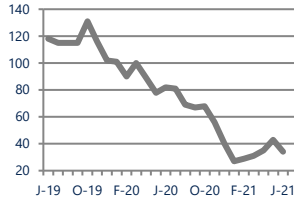
58



Up 4%
Vs. Year Ago

Active Inventory

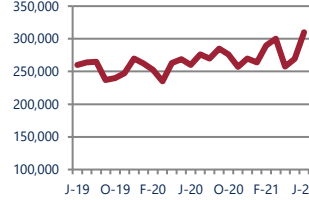
34



Down -59%
Vs. Year Ago

Median Sale Price

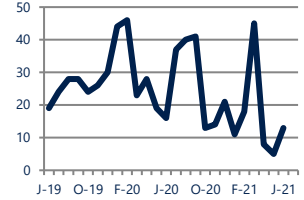
\$310,000



Up 19%
Vs. Year Ago

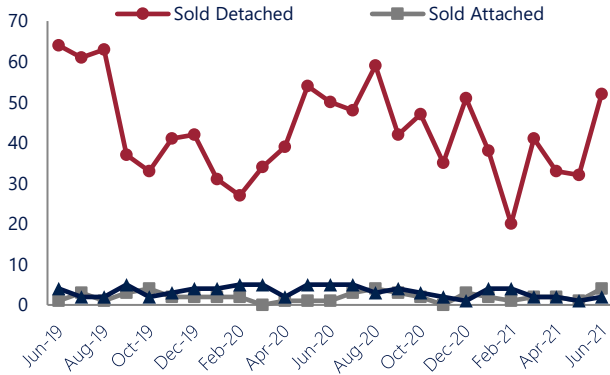
Days On Market

13



Down -19%
Vs. Year Ago

Units Sold*



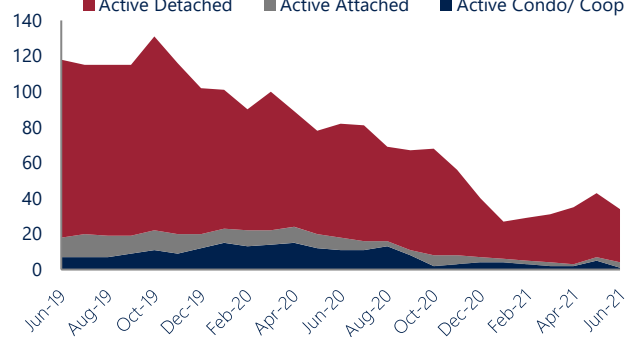
Units Sold

There was an increase in total units sold in June, with 58 sold this month in Hylton Park and Lake Crystal Farms. 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 48 units or 59%. The total number of active inventory this June was 34 compared to 82 in June 2020. This month's total of 34 is lower than the previous month's total supply of available inventory of 43, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hylton Park and Lake Crystal Farms Homes was \$260,000. This June, the median sale price was \$310,000, an increase of 19% or \$50,000 compared to last year. The current median sold price is 15% 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.

Hylton Park and Lake Crystal Farms are defined as properties listed in zip code/s 23236.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.





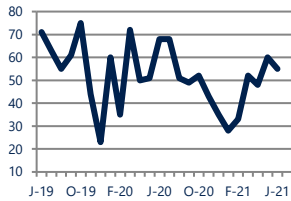
Focus On: Hylton Park and Lake Crystal Farms Housing Market

June 2021

Zip Code(s): 23236

New Listings

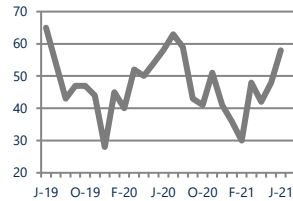
55



Down -19%
Vs. Year Ago

Current Contracts

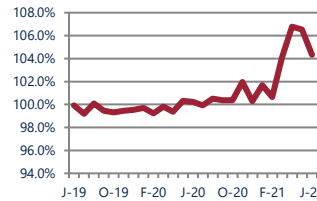
58



No Change
Vs. Year Ago

Sold Vs. List Price

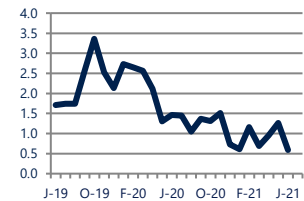
104.3%



Up 4.1%
Vs. Year Ago

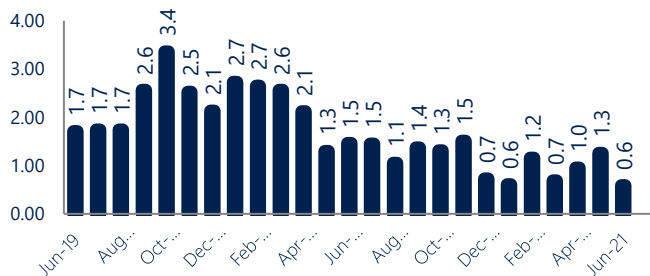
Months of Supply

0.6



Down -60%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

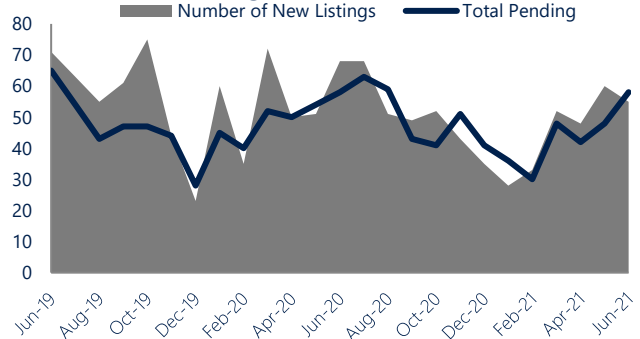
This month there were 55 homes newly listed for sale in Hylton Park and Lake Crystal Farms compared to 68 in June 2020, a decrease of 19%. There were 58 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 21% higher than last month.

Months of Supply

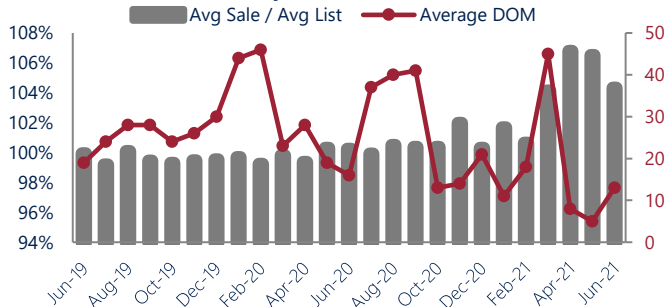
In June, there was 0.6 months of supply available in Hylton Park and Lake Crystal Farms, compared to 1.5 in June 2020. That is a decrease of 60% versus a year ago.

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 Hylton Park and Lake Crystal Farms was 104.3% of the average list price, which is 4.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 16, a decrease of 19%.

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