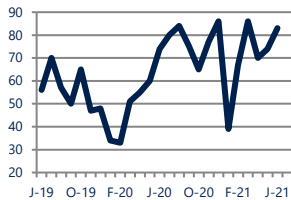




Units Sold

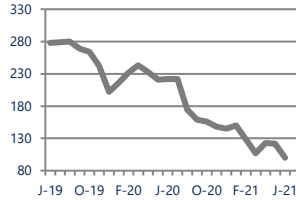
83



Up 12%
Vs. Year Ago

Active Inventory

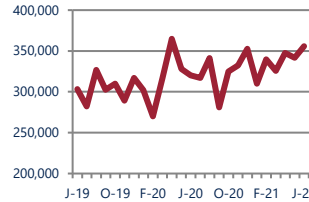
100



Down -55%
Vs. Year Ago

Median Sale Price

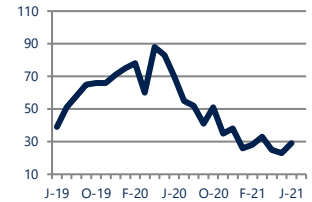
\$356,000



Up 11%
Vs. Year Ago

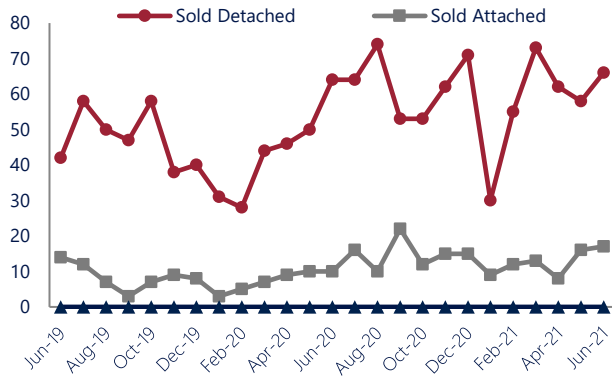
Days On Market

29



Down -59%
Vs. Year Ago

Units Sold*



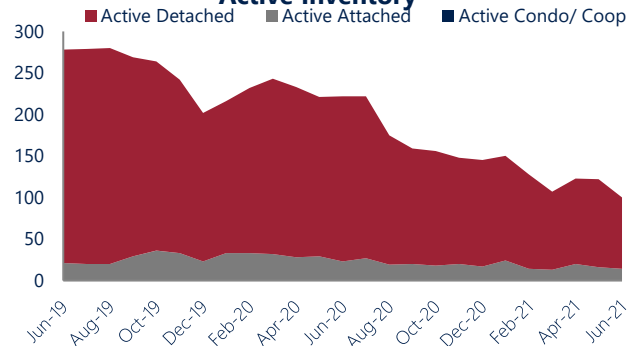
Units Sold

There was an increase in total units sold in June, with 83 sold this month in Isle of Wight County versus 74 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2020.

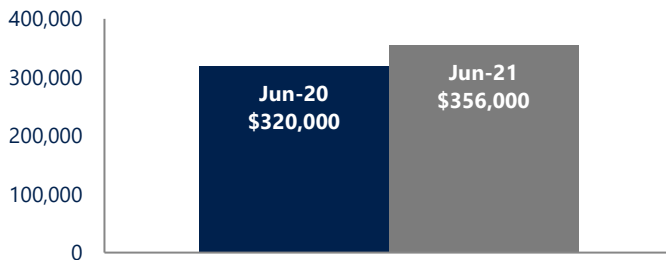
Active Inventory

Versus last year, the total number of homes available this month is lower by 122 units or 55%. The total number of active inventory this June was 100 compared to 222 in June 2020. This month's total of 100 is lower than the previous month's total supply of available inventory of 122, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Isle of Wight County Homes was \$320,000. This June, the median sale price was \$356,000, an increase of 11% or \$36,000 compared to last year. The current median sold price is 4% 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.



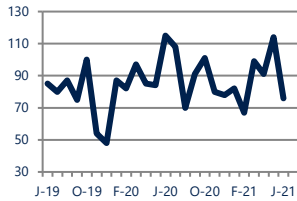
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and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





New Listings

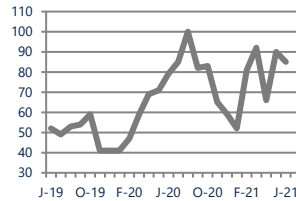
76



Down -34%
Vs. Year Ago

Current Contracts

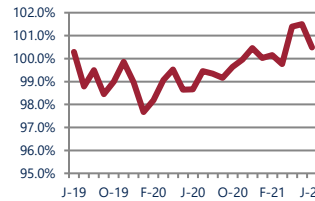
85



Up 8%
Vs. Year Ago

Sold Vs. List Price

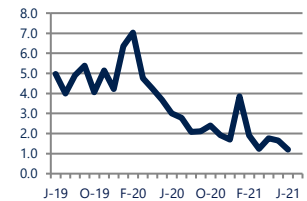
100.5%



Up 1.9%
Vs. Year Ago

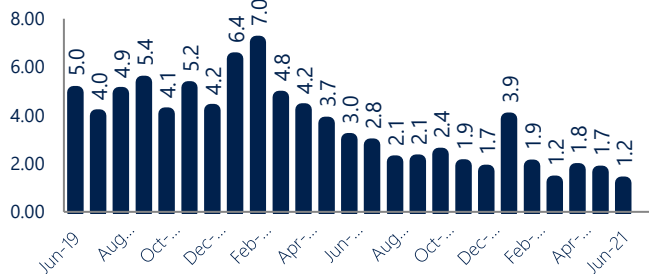
Months of Supply

1.2



Down -60%
Vs. Year Ago

Months of Supply



Months of Supply

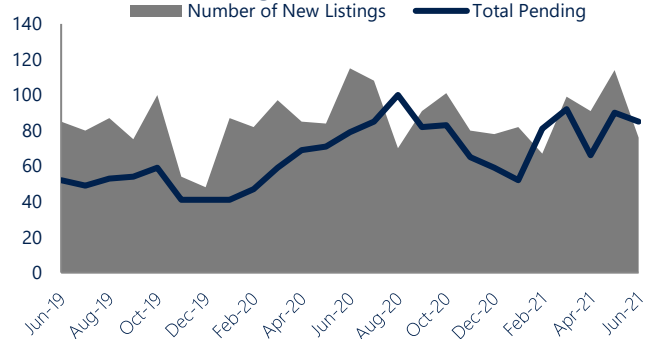
In June, there was 1.2 months of supply available in Isle of Wight County, compared to 3.0 in June 2020. That is a decrease of 60% versus a year ago.

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.

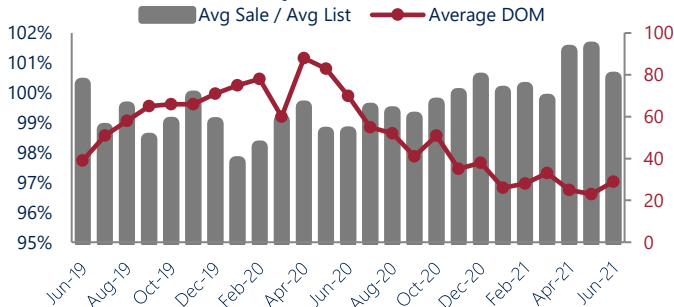
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Isle of Wight County compared to 115 in June 2020, a decrease of 34%. There were 85 current contracts pending sale this June compared to 79 a year ago. The number of current contracts is 8% 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 Isle of Wight County was 100.5% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 70, a decrease of 59%.



*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.

