

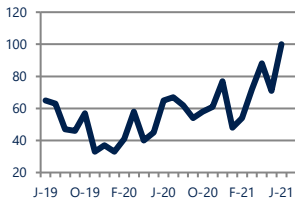


Focus On: Lamberts Point, Ghent, and Alt Housing Market

June 2021

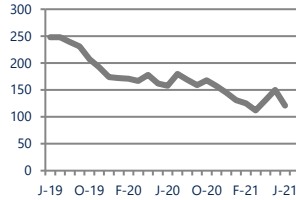
Zip Code(s): 23508, 23517, 23507, 23501, 23510 and 23514

Units Sold
100



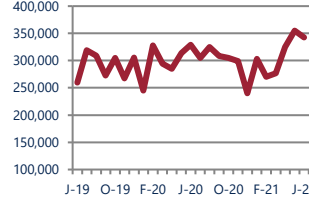
Up
Vs. Year Ago

Active Inventory
121



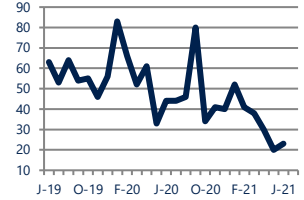
Down -23%
Vs. Year Ago

Median Sale Price
\$342,500



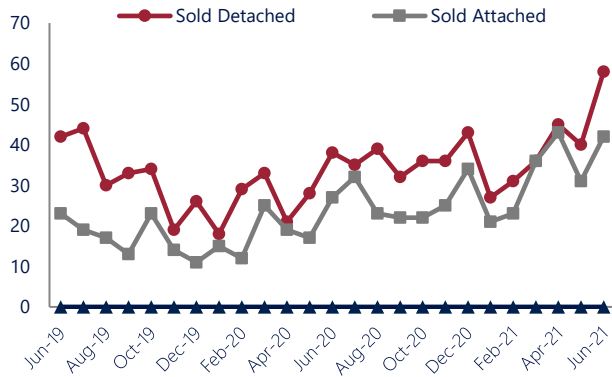
Up 4%
Vs. Year Ago

Days On Market
23



Down -48%
Vs. Year Ago

Units Sold*



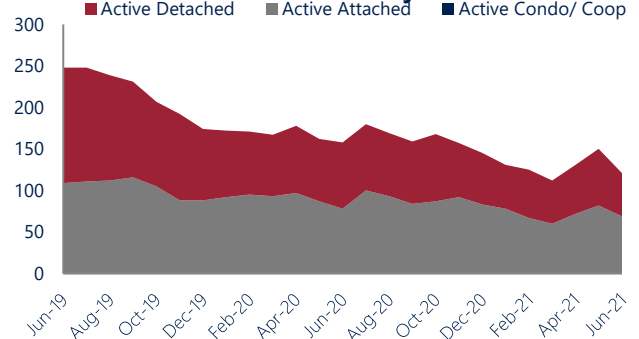
Units Sold

There was an increase in total units sold in June, with 100 sold this month in Lamberts Point, Ghent, and Alt. This month's total units sold was higher than at this time last year.

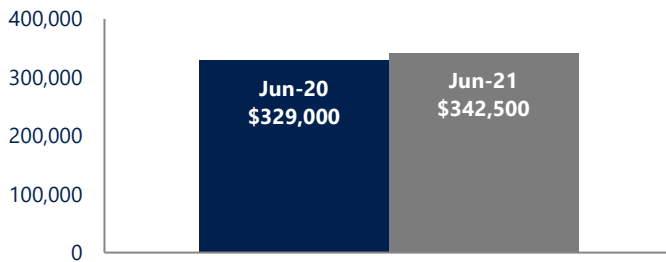
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 23%. The total number of active inventory this June was 121 compared to 158 in June 2020. This month's total of 121 is lower than the previous month's total supply of available inventory of 150, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Lamberts Point, Ghent, and Alt Homes was \$329,000. This June, the median sale price was \$342,500, an increase of 4% or \$13,500 compared to last year. The current median sold price is 4% 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.

Lamberts Point, Ghent, and Alt are defined as properties listed in zip code/s 23508, 23517, 23507, 23501, 23510 and 23514.

*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.

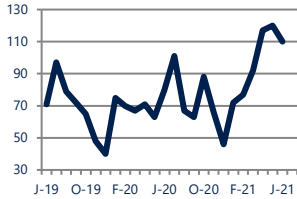




Zip Code(s): 23508, 23517, 23507, 23501, 23510 and 23514

New Listings

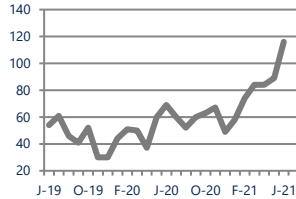
110



Up 38%
Vs. Year Ago

Current Contracts

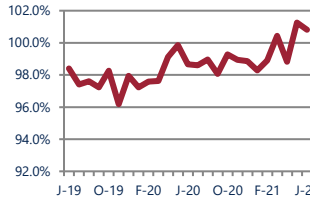
116



Up 68%
Vs. Year Ago

Sold Vs. List Price

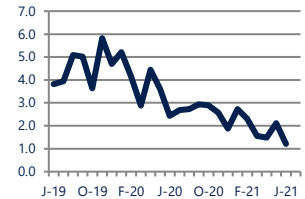
100.8%



Up 2.2%
Vs. Year Ago

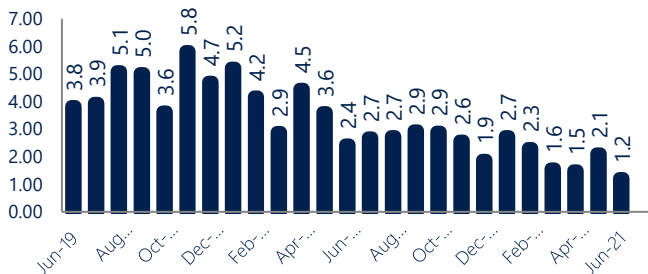
Months of Supply

1.2



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

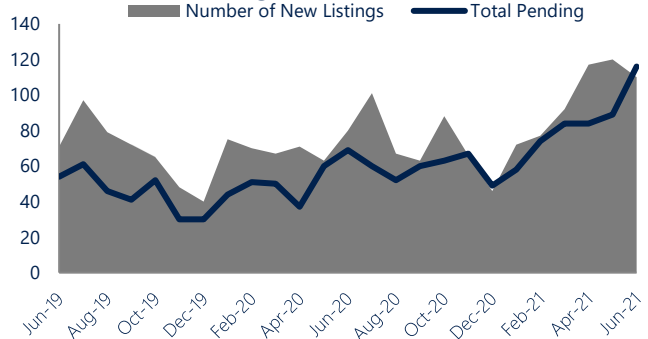
In June, there was 1.2 months of supply available in Lamberts Point, Ghent, and Alt, compared to 2.4 in June 2020. That is a decrease of 50% versus a year ago.

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.

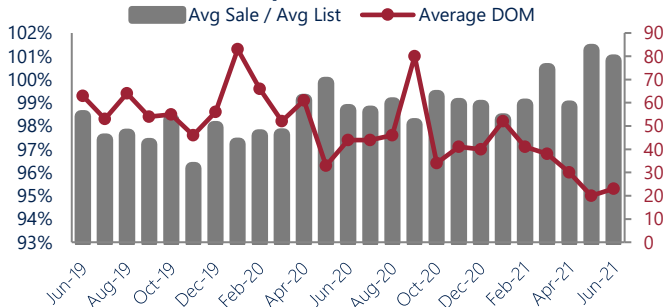
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Lamberts Point, Ghent, and Alt compared to 80 in June 2020, an increase of 38%. There were 116 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 68% 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 Lamberts Point, Ghent, and Alt was 100.8% of the average list price, which is 2.1% 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 44, a decrease of 48%.



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