



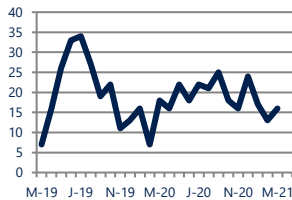
Focus On: Lexington Housing Market

March 2021

Zip Code(s): 24450

Units Sold

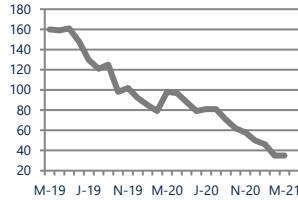
16



Down -11%
Vs. Year Ago

Active Inventory

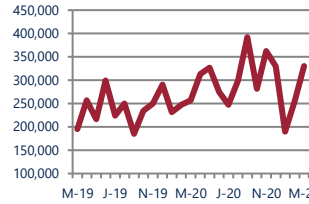
35



Down -64%
Vs. Year Ago

Median Sale Price

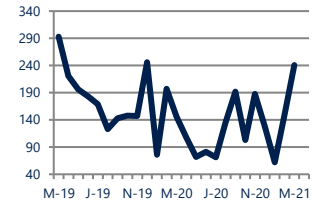
\$330,000



Up
Vs. Year Ago

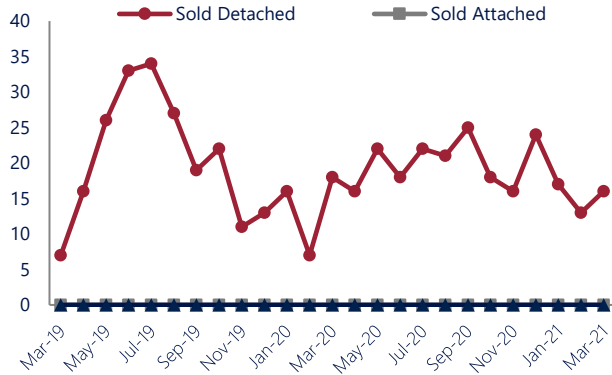
Days On Market

241



Up
Vs. Year Ago

Units Sold*

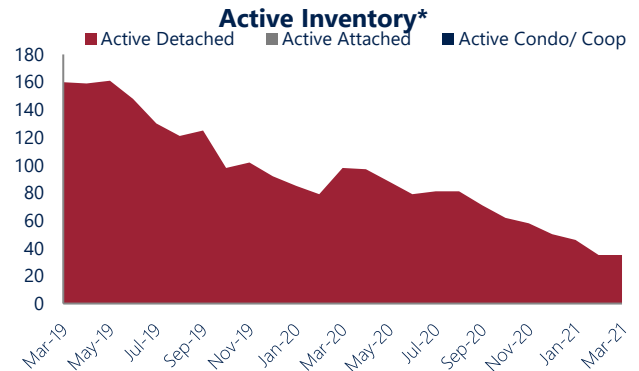


Units Sold

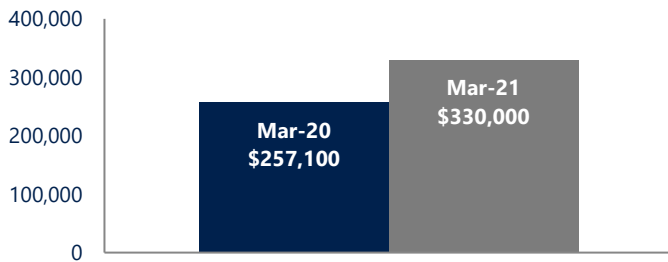
There was an increase in total units sold in March, with 16 sold this month in Lexington versus 13 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 64%. The total number of active inventory this March was 35 compared to 98 in March 2020. This month's supply remained stable as compared to last month.



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Lexington Homes was \$257,100. This March, the median sale price was \$330,000, an increase of \$72,900 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Lexington are defined as properties listed in zip code/s 24450.

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





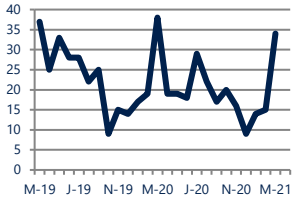
Focus On: Lexington Housing Market

March 2021

Zip Code(s): 24450

New Listings

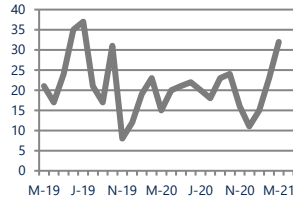
34



Down -11%
Vs. Year Ago

Current Contracts

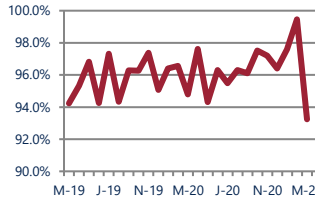
32



Up 113%
Vs. Year Ago

Sold Vs. List Price

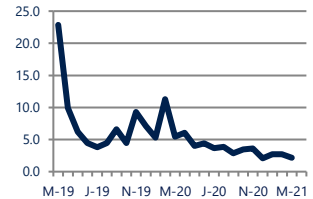
93.2%



Down -1.6%
Vs. Year Ago

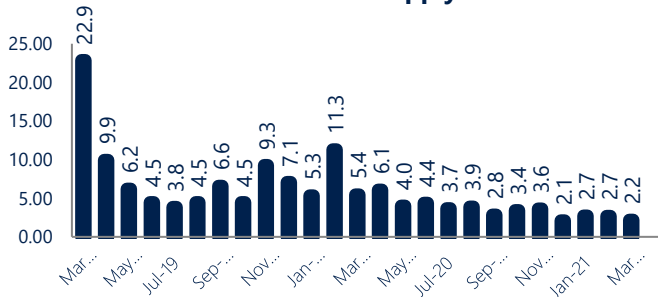
Months of Supply

2.2



Down -60%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

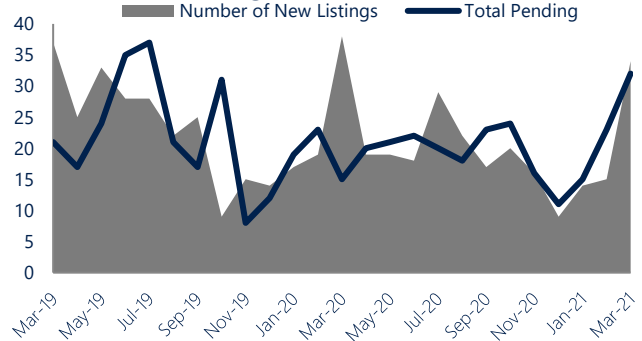
This month there were 34 homes newly listed for sale in Lexington compared to 38 in March 2020, a decrease of 11%. There were 32 current contracts pending sale this March compared to 15 a year ago. The number of current contracts is 113% higher than last March.

Months of Supply

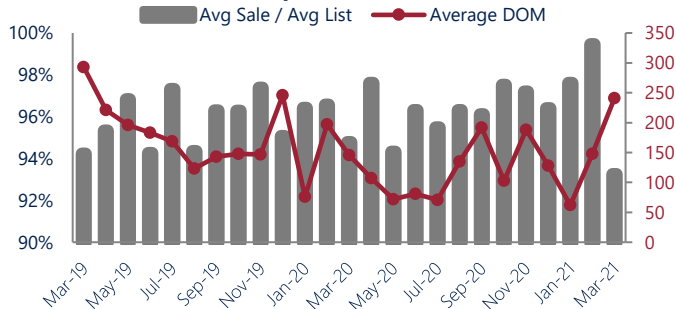
In March, there was 2.2 months of supply available in Lexington, compared to 5.4 in March 2020. That is a decrease of 60% versus a year ago.

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 March, the average sale price in Lexington was 93.2% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 241, higher than the average last year, which was 146. This increase was impacted by the limited number of sales.



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