

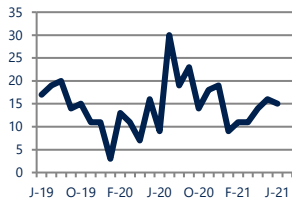


Focus On: **Mathews County Housing Market**

June 2021

Units Sold

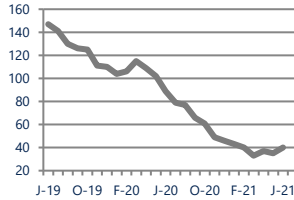
15



Up
Vs. Year Ago

Active Inventory

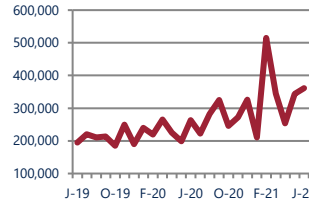
40



Down -55%
Vs. Year Ago

Median Sale Price

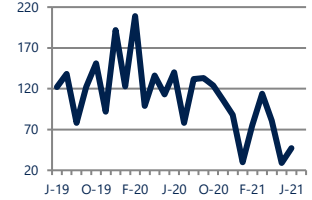
\$361,000



Up
Vs. Year Ago

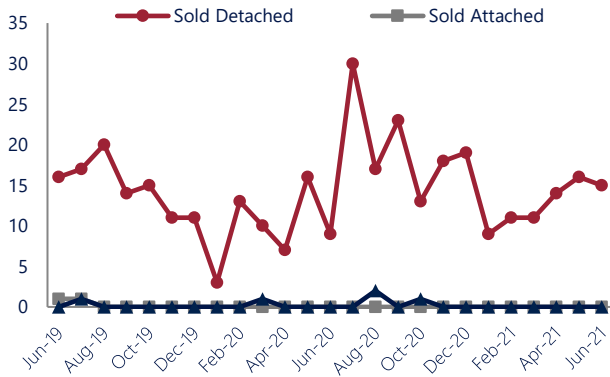
Days On Market

47



Down
Vs. Year Ago

Units Sold*



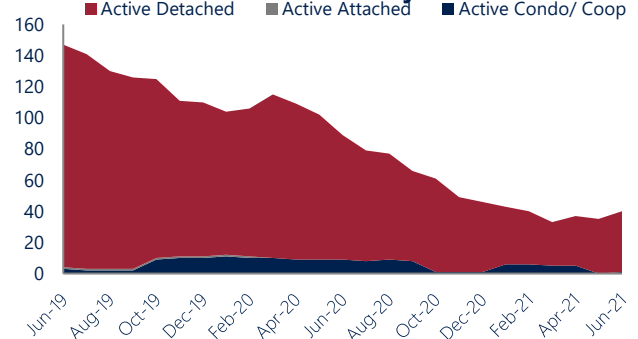
Units Sold

With relatively few transactions, there was a decrease in total units sold in June, with 15 sold this month in Mathews County. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 55%. The total number of active inventory this June was 40 compared to 89 in June 2020. This month's total of 40 is higher than the previous month's total supply of available inventory of 35, an increase of 14%.

Active Inventory*



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 June, the median sale price for Mathews County Homes was \$263,000. This June, the median sale price was \$361,000, an increase of \$98,000 compared to last year. The current median sold price is 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 CBRAR 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 CBRAR or Long & Foster Real Estate, Inc.



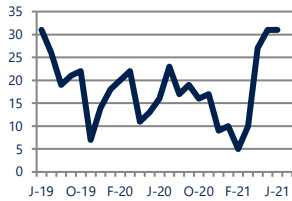


Focus On: Mathews County Housing Market

June 2021

New Listings

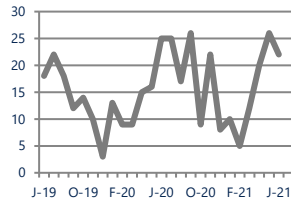
31



Up 94%
Vs. Year Ago

Current Contracts

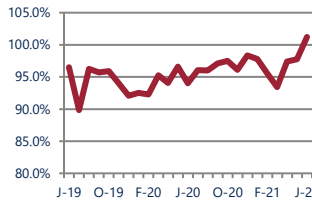
22



Down -12%
Vs. Year Ago

Sold Vs. List Price

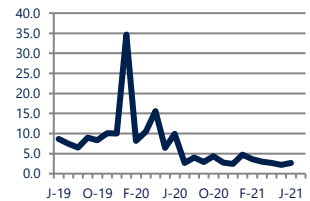
101.2%



Up
Vs. Year Ago

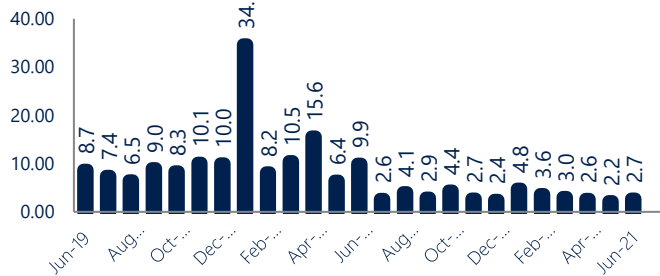
Months of Supply

2.7



Down -73%
Vs. Year Ago

Months of Supply



Months of Supply

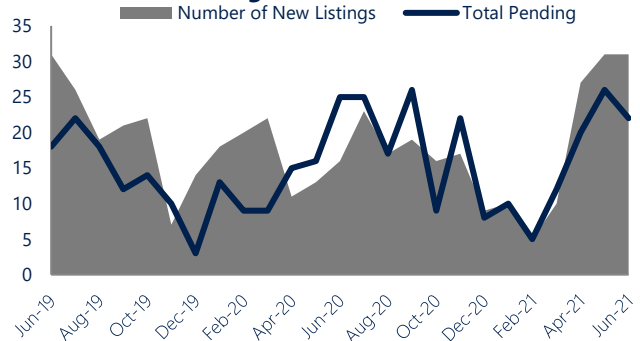
In June, there was 2.7 months of supply available in Mathews County, compared to 9.9 in June 2020. That is a decrease of 73% versus a year ago.

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.

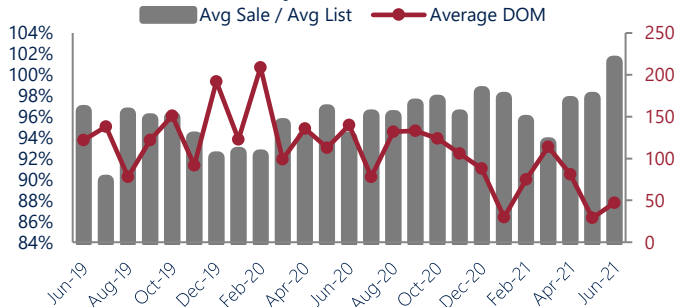
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Mathews County compared to 16 in June 2020, an increase of 94%. There were 22 current contracts pending sale this June compared to 25 a year ago. The number of current contracts is 12% lower 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 Mathews County was 101.2% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 140. This decrease was impacted by the limited number of sales.



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