



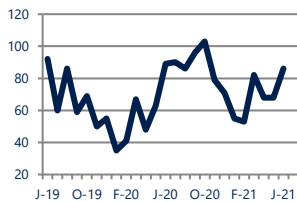
## Focus On: Moseley and Winterpock Housing Market

June 2021

Zip Code(s): 23120 and 23838

### Units Sold

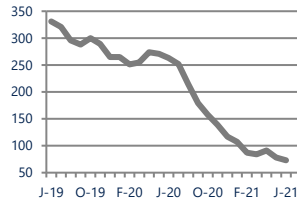
86



**Down -3%**  
Vs. Year Ago

### Active Inventory

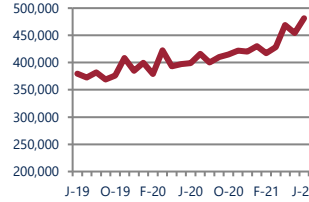
73



**Down -72%**  
Vs. Year Ago

### Median Sale Price

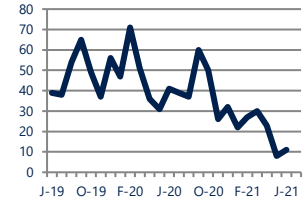
\$481,395



**Up 21%**  
Vs. Year Ago

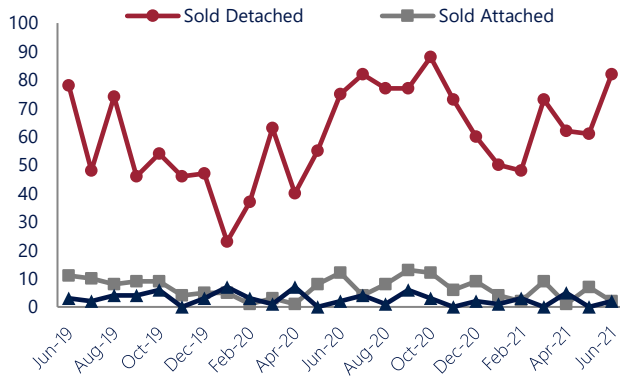
### Days On Market

11



**Down -73%**  
Vs. Year Ago

### Units Sold\*



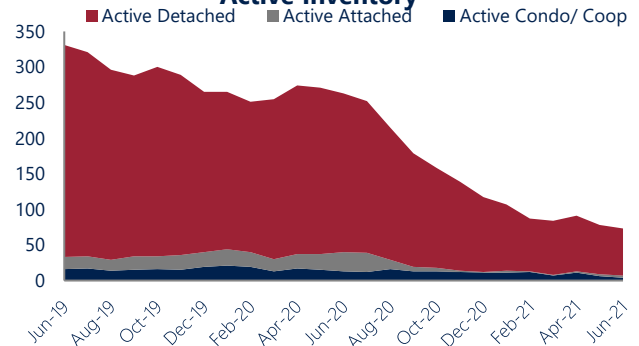
### Units Sold

There was an increase in total units sold in June, with 86 sold this month in Moseley and Winterpock versus 68 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 3% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 190 units or 72%. The total number of active inventory this June was 73 compared to 263 in June 2020. This month's total of 73 is lower than the previous month's total supply of available inventory of 78, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Moseley and Winterpock Homes was \$399,000. This June, the median sale price was \$481,395, an increase of 21% or \$82,395 compared to last year. The current median sold price is 6% 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.

Moseley and Winterpock are defined as properties listed in zip code/s 23120 and 23838.

\*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.





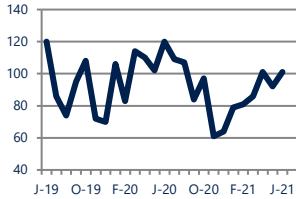
## Focus On: Moseley and Winterpock Housing Market

June 2021

Zip Code(s): 23120 and 23838

### New Listings

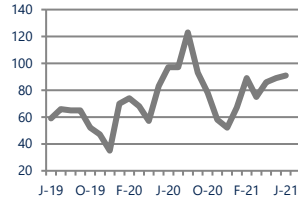
101



Down -16%  
Vs. Year Ago

### Current Contracts

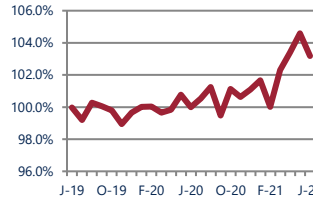
91



Down -6%  
Vs. Year Ago

### Sold Vs. List Price

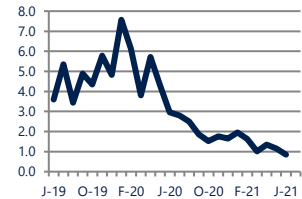
103.2%



Up 3.2%  
Vs. Year Ago

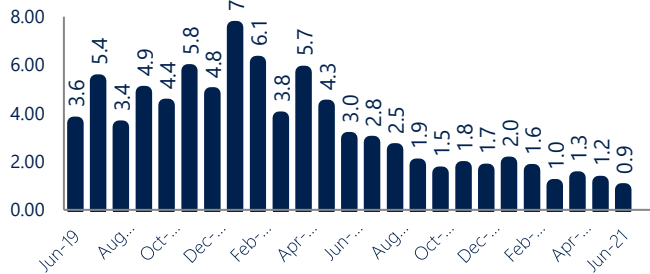
### Months of Supply

0.9



Down -71%  
Vs. Year Ago

### Months of Supply



### Months of Supply

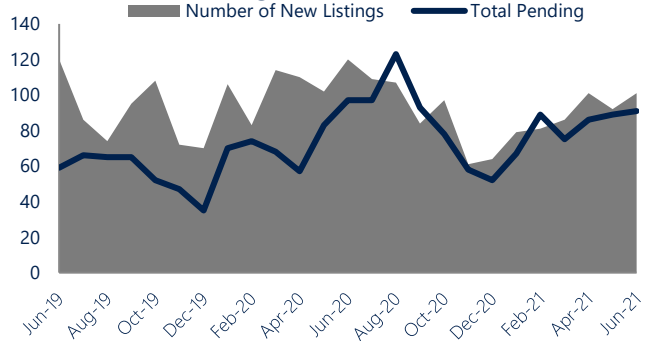
In June, there was 0.8 months of supply available in Moseley and Winterpock, compared to 3.0 in June 2020. That is a decrease of 71% versus a year ago.

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.

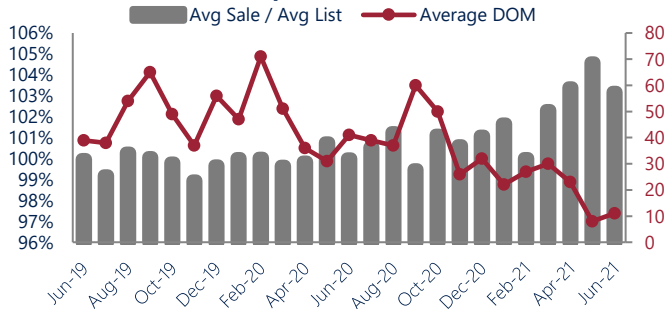
### New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Moseley and Winterpock compared to 120 in June 2020, a decrease of 16%. There were 91 current contracts pending sale this June compared to 97 a year ago. The number of current contracts is 6% 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 Moseley and Winterpock was 103.2% of the average list price, which is 3.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 41, a decrease of 73%.

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