



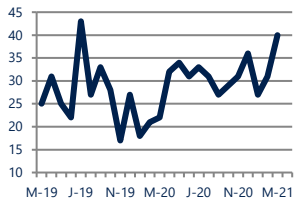
Focus On: Newmarket Housing Market

March 2021

Zip Code(s): 23607, 23609 and 23605

Units Sold

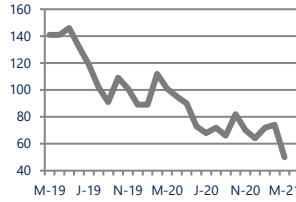
40



Up
Vs. Year Ago

Active Inventory

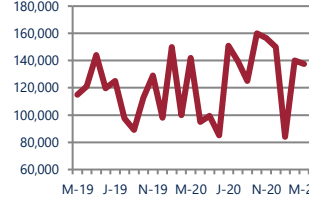
50



Down -50%
Vs. Year Ago

Median Sale Price

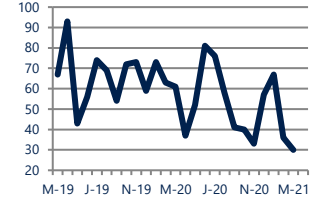
\$137,500



Down -3%
Vs. Year Ago

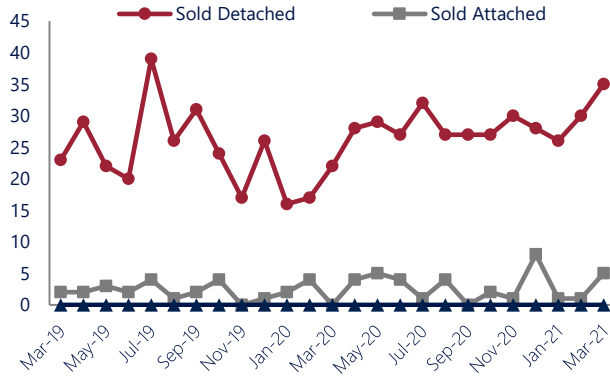
Days On Market

30



Down -51%
Vs. Year Ago

Units Sold*



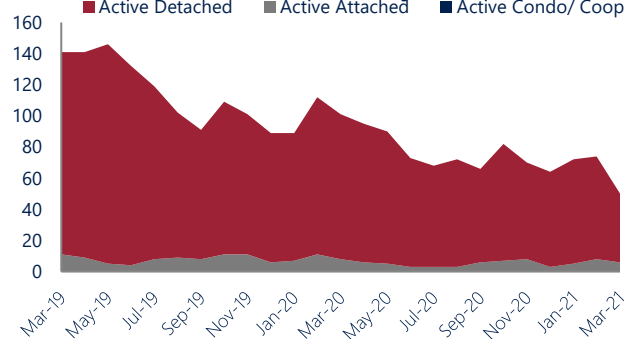
Units Sold

There was an increase in total units sold in March, with 40 sold this month in Newmarket. 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 51 units or 50%. The total number of active inventory this March was 50 compared to 101 in March 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 74, a decrease of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Newmarket Homes was \$142,000. This March, the median sale price was \$137,500, a decrease of 3% or \$4,500 compared to last year. The current median sold price is 2% lower 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.

Newmarket are defined as properties listed in zip code/s 23607, 23609 and 23605.

*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.





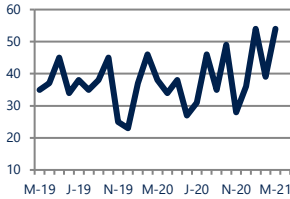
Focus On: Newmarket Housing Market

March 2021

Zip Code(s): 23607, 23609 and 23605

New Listings

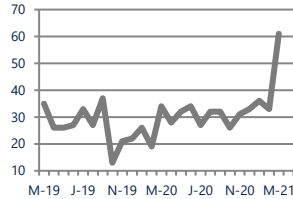
54



Up 42%
Vs. Year Ago

Current Contracts

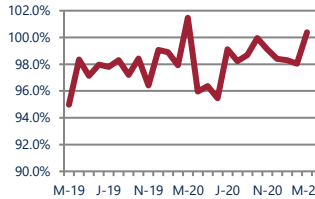
61



Up 79%
Vs. Year Ago

Sold Vs. List Price

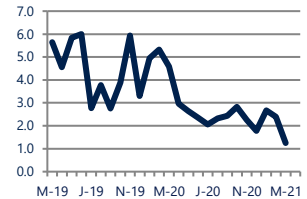
100.4%



Down -1.1%
Vs. Year Ago

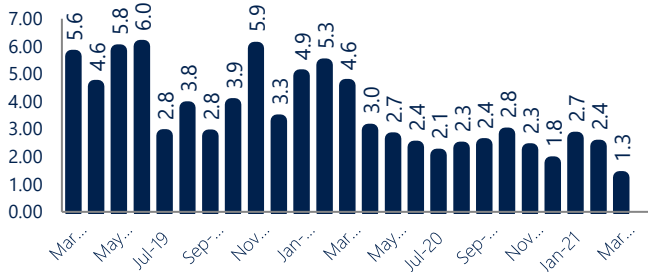
Months of Supply

1.3



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.3 months of supply available in Newmarket, compared to 4.6 in March 2020. That is a decrease of 73% versus a year ago.

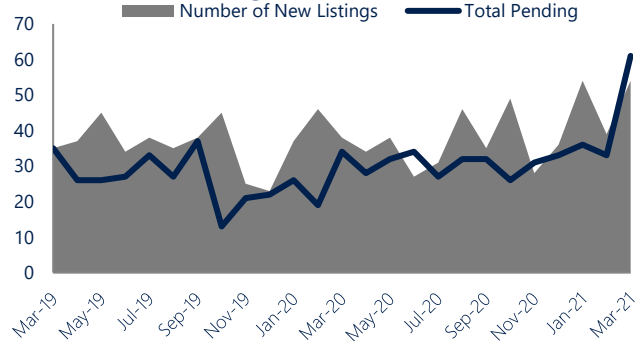
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

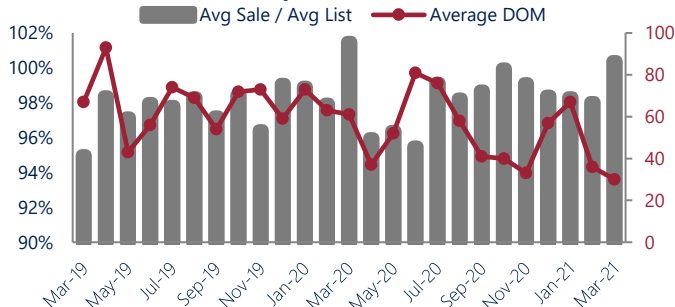
This month there were 54 homes newly listed for sale in Newmarket compared to 38 in March 2020, an increase of 42%.

There were 61 current contracts pending sale this March compared to 34 a year ago. The number of current contracts is 79% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Newmarket was 100.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 61, a decrease of 51%.



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