



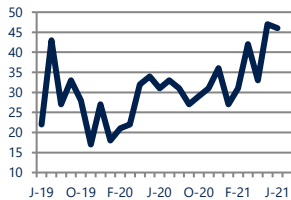
Focus On: Newmarket Housing Market

June 2021

Zip Code(s): 23607, 23609 and 23605

Units Sold

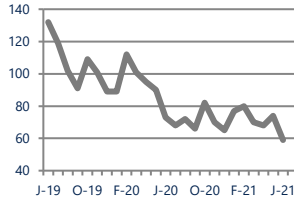
46



Up
Vs. Year Ago

Active Inventory

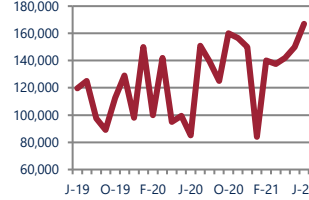
59



Down -19%
Vs. Year Ago

Median Sale Price

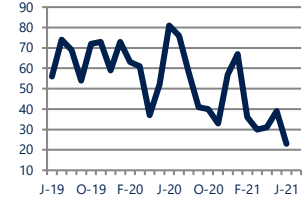
\$167,000



Up
Vs. Year Ago

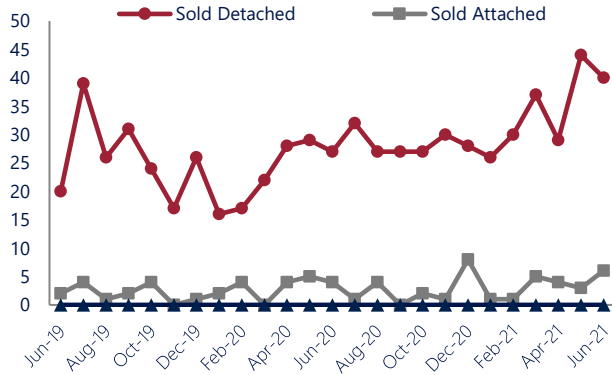
Days On Market

23



Down -72%
Vs. Year Ago

Units Sold*



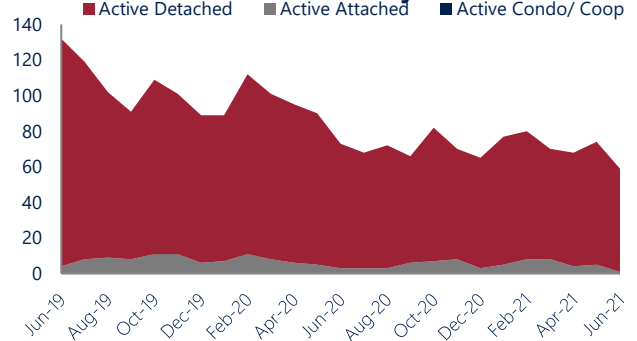
Units Sold

There was a decrease in total units sold in June, with 46 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 14 units or 19%. The total number of active inventory this June was 59 compared to 73 in June 2020. This month's total of 59 is lower than the previous month's total supply of available inventory of 74, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Newmarket Homes was \$85,000. This June, the median sale price was \$167,000, an increase of \$82,000 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.

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.





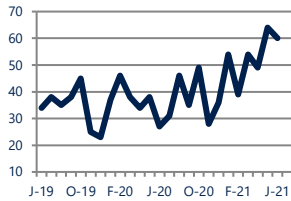
Focus On: Newmarket Housing Market

June 2021

Zip Code(s): 23607, 23609 and 23605

New Listings

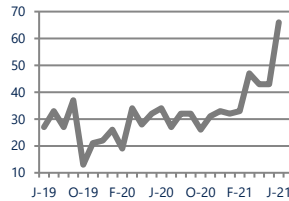
60



Up 122%
Vs. Year Ago

Current Contracts

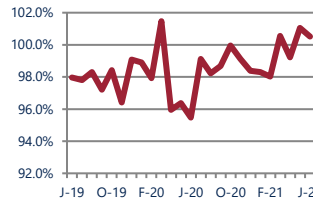
66



Up 94%
Vs. Year Ago

Sold Vs. List Price

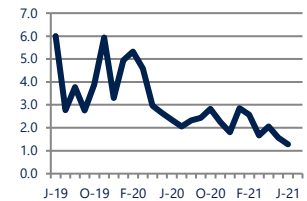
100.5%



Up
Vs. Year Ago

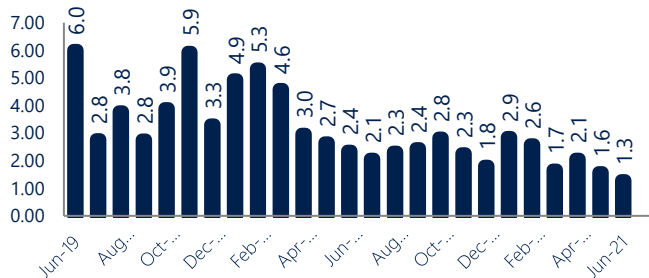
Months of Supply

1.3



Down -46%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

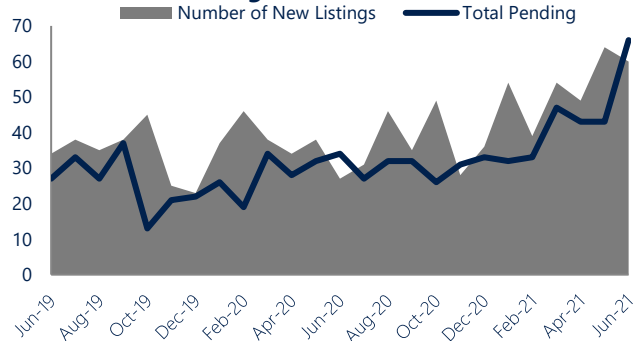
This month there were 60 homes newly listed for sale in Newmarket compared to 27 in June 2020, an increase of 122%. There were 66 current contracts pending sale this June compared to 34 a year ago. The number of current contracts is 94% higher than last June.

Months of Supply

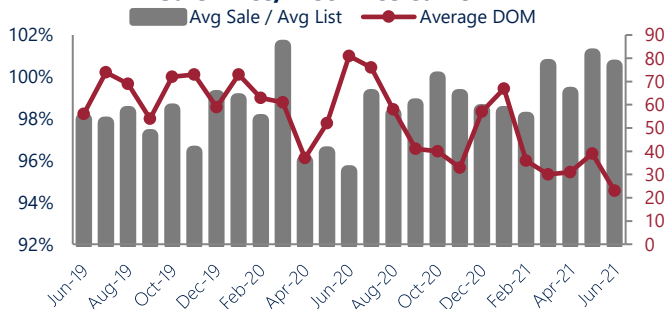
In June, there was 1.3 months of supply available in Newmarket, compared to 2.4 in June 2020. That is a decrease of 46% versus a year ago.

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 June, the average sale price in Newmarket was 100.5% 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 23, lower than the average last year, which was 81, a decrease of 72%.



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