



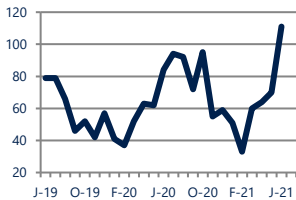
Focus On: Nokesville and Bristow Housing Market

June 2021

Zip Code(s): 20136 and 20181

Units Sold

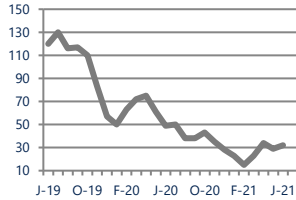
111



Up 32%
 Vs. Year Ago

Active Inventory

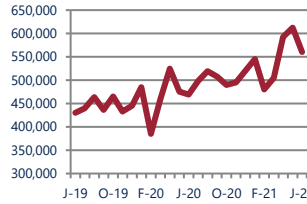
32



Down -35%
 Vs. Year Ago

Median Sale Price

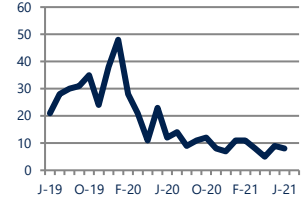
\$560,000



Up 19%
 Vs. Year Ago

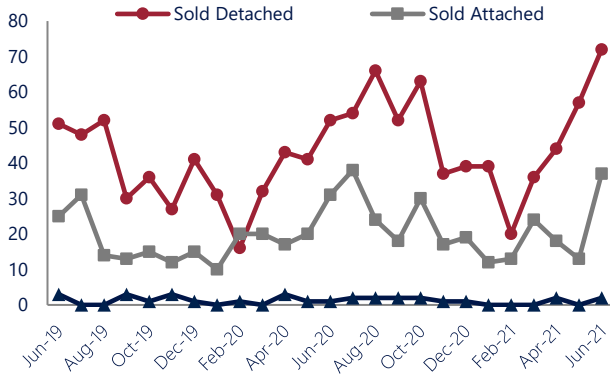
Days On Market

8



Down -33%
 Vs. Year Ago

Units Sold*



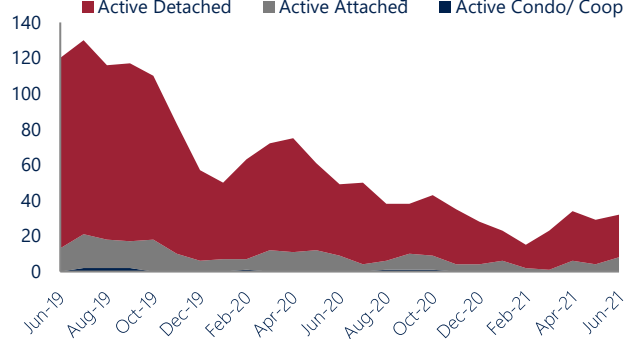
Units Sold

There was an increase in total units sold in June, with 111 sold this month in Nokesville and Bristow. 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 17 units or 35%. The total number of active inventory this June was 32 compared to 49 in June 2020. This month's total of 32 is higher than the previous month's total supply of available inventory of 29, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Nokesville and Bristow Homes was \$469,500. This June, the median sale price was \$560,000, an increase of 19% or \$90,500 compared to last year. The current median sold price is 9% lower 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.

Nokesville and Bristow are defined as properties listed in zip code/s 20136 and 20181.

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





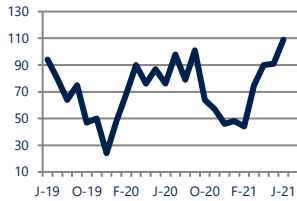
Focus On: Nokesville and Bristow Housing Market

June 2021

Zip Code(s): 20136 and 20181

New Listings

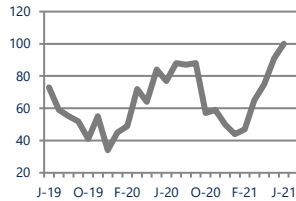
109



Up 43%
Vs. Year Ago

Current Contracts

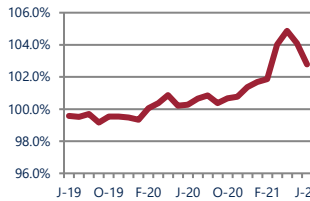
100



Up 30%
Vs. Year Ago

Sold Vs. List Price

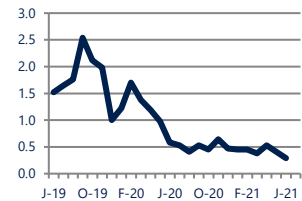
102.8%



Up 2.5%
Vs. Year Ago

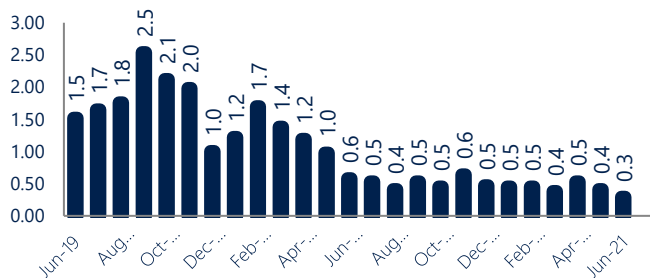
Months of Supply

0.3



Down -50%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

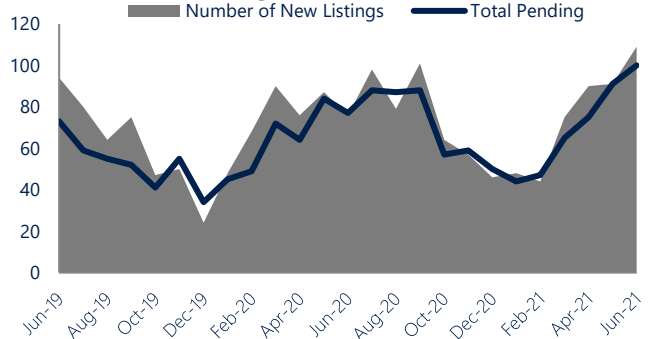
This month there were 109 homes newly listed for sale in Nokesville and Bristow compared to 76 in June 2020, an increase of 43%. There were 100 current contracts pending sale this June compared to 77 a year ago. The number of current contracts is 30% higher than last June.

Months of Supply

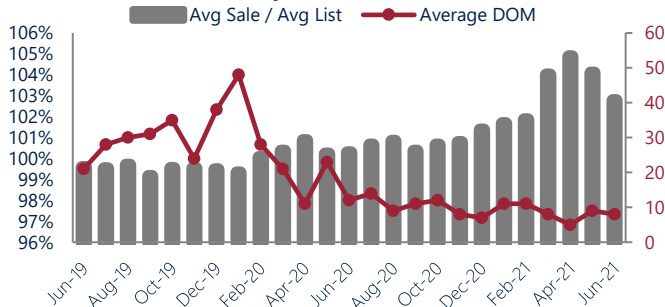
In June, there was 0.3 months of supply available in Nokesville and Bristow, compared to 0.6 in June 2020. That is a decrease of 51% versus a year ago.

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 Nokesville and Bristow was 102.8% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 12, a decrease of 33%.



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