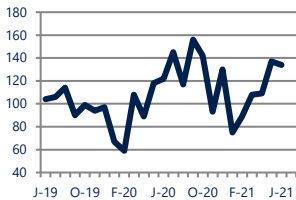




Zip Code(s): 23005, 23015, 23047, 23069, 23116, 23146 and 23192

### Units Sold

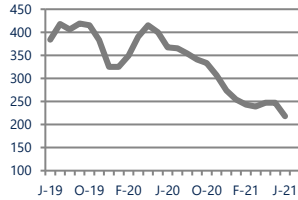
134



**Up 10%**  
Vs. Year Ago

### Active Inventory

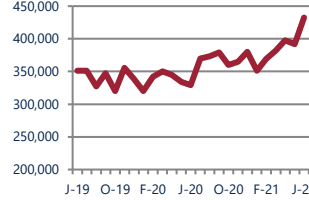
218



**Down -41%**  
Vs. Year Ago

### Median Sale Price

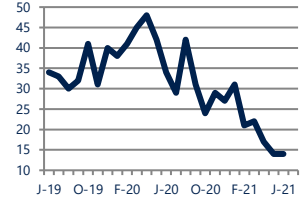
\$432,500



**Up 31%**  
Vs. Year Ago

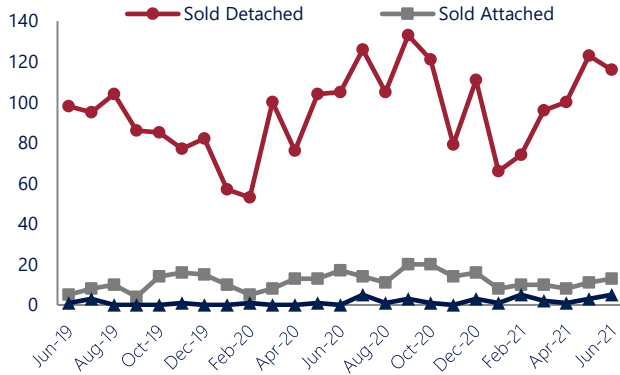
### Days On Market

14



**Down -59%**  
Vs. Year Ago

### Units Sold\*



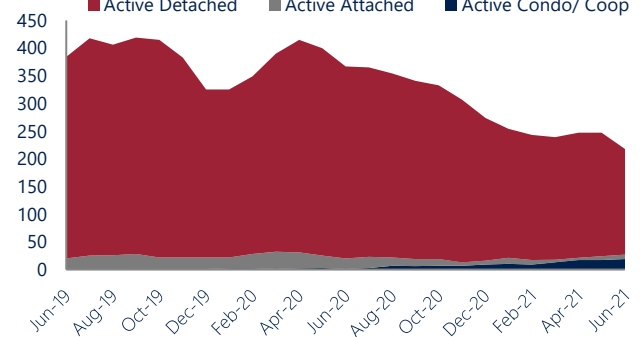
### Units Sold

There was a decrease in total units sold in June, with 134 sold this month in Northern Mechanicsville, Ashland, and Montpelier versus 137 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 10% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 149 units or 41%. The total number of active inventory this June was 218 compared to 367 in June 2020. This month's total of 218 is lower than the previous month's total supply of available inventory of 247, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Northern Mechanicsville, Ashland, and Montpelier Homes was \$329,250. This June, the median sale price was \$432,500, an increase of \$103,250 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.

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\*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.

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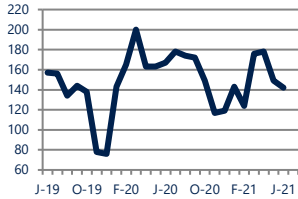




Zip Code(s): 23005, 23015, 23047, 23069, 23116, 23146 and 23192

### New Listings

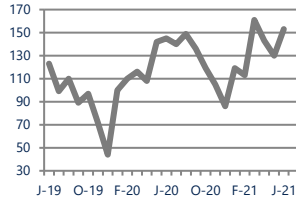
142



Down -15%  
Vs. Year Ago

### Current Contracts

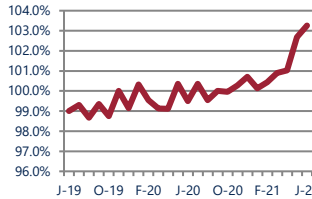
153



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

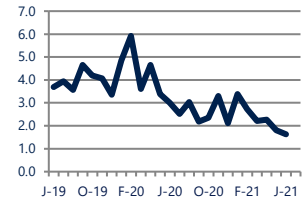
103.3%



Up 3.8%  
Vs. Year Ago

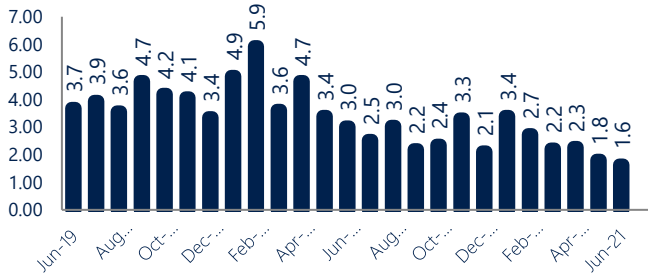
### Months of Supply

1.6



Down -46%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

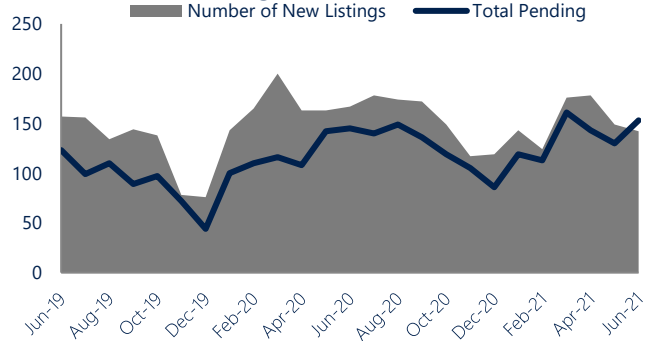
In June, there was 1.6 months of supply available in Northern Mechanicsville, Ashland, and Montpelier, compared to 3.0 in June 2020. That is a decrease of 46% versus a year ago.

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.

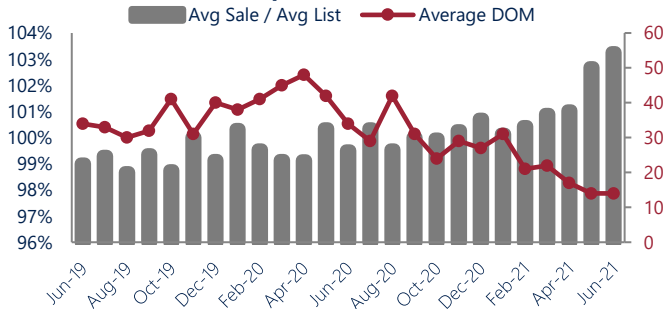
### New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Northern Mechanicsville, Ashland, and Montpelier compared to 167 in June 2020, a decrease of 15%. There were 153 current contracts pending sale this June compared to 145 a year ago. The number of current contracts is 6% higher 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 Northern Mechanicsville, Ashland, and Montpelier was 103.3% of the average list price, which is 3.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 34, a decrease of 59%.



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