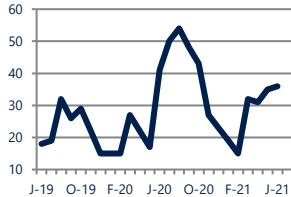




Focus On: Northumberland County Housing Market

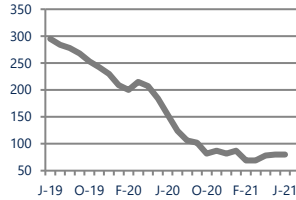
June 2021

Units Sold
36



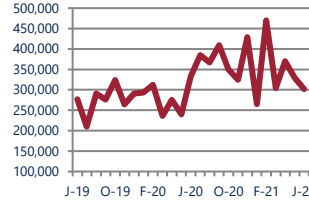
Down -12%
 Vs. Year Ago

Active Inventory
80



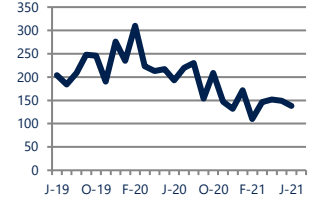
Down -48%
 Vs. Year Ago

Median Sale Price
\$301,950

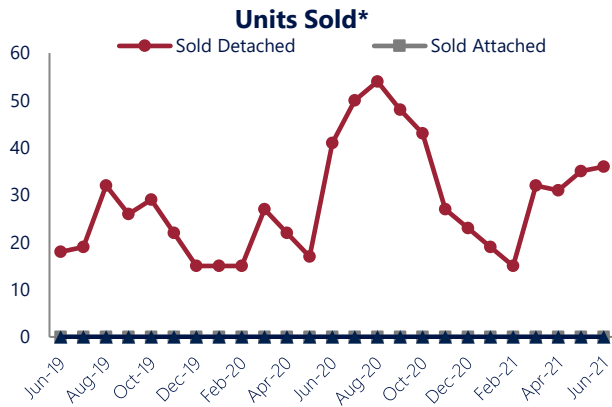


Down -9%
 Vs. Year Ago

Days On Market
138

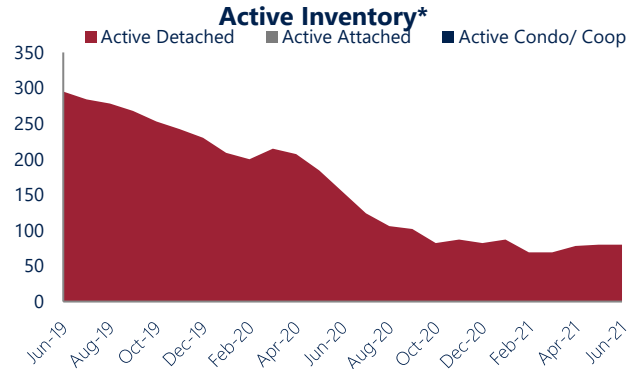


Down -28%
 Vs. Year Ago



Units Sold

There was an increase in total units sold in June, with 36 sold this month in Northumberland County versus 35 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 12% versus June 2020.



Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 48%. The total number of active inventory this June was 80 compared to 154 in June 2020. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last June, the median sale price for Northumberland County Homes was \$332,500. This June, the median sale price was \$301,950, a decrease of 9% or \$30,550 compared to last year. The current median sold price is 8% 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.



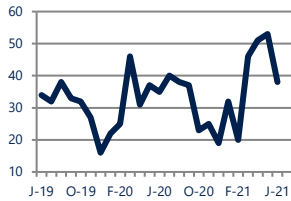
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by NNAR and 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 NNAR or Long & Foster Real Estate, Inc.





New Listings

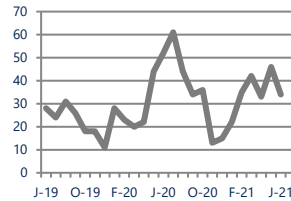
38



Up 9%
Vs. Year Ago

Current Contracts

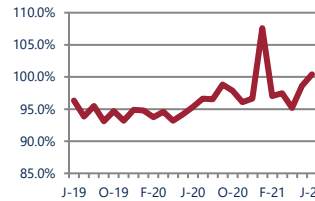
34



Down -35%
Vs. Year Ago

Sold Vs. List Price

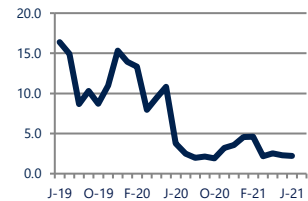
100.4%



Up
Vs. Year Ago

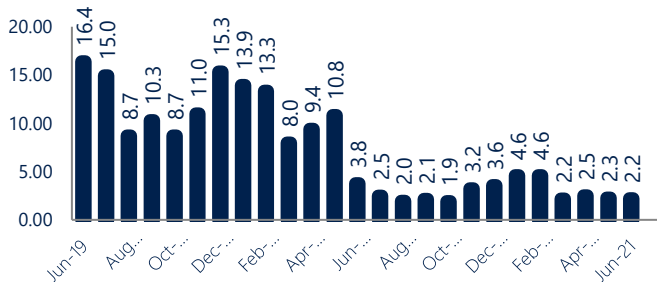
Months of Supply

2.2



Down -41%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

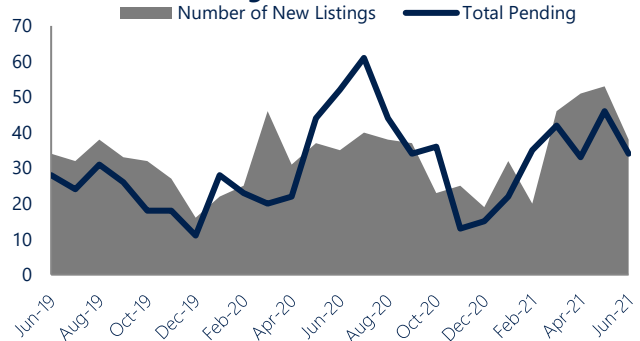
This month there were 38 homes newly listed for sale in Northumberland County compared to 35 in June 2020, an increase of 9%. There were 34 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 35% lower than last June.

Months of Supply

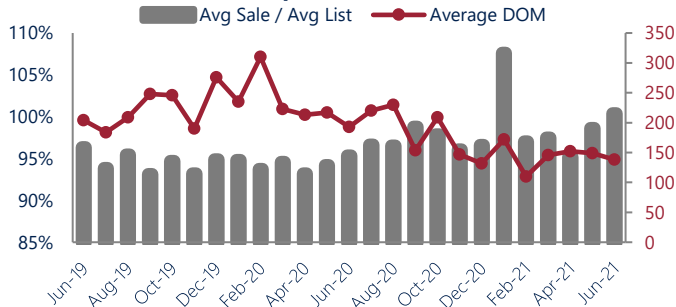
In June, there was 2.2 months of supply available in Northumberland County, compared to 3.8 in June 2020. That is a decrease of 41% versus a year ago.

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 Northumberland County was 100.4% 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 138, lower than the average last year, which was 193, a decrease of 28%.



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