



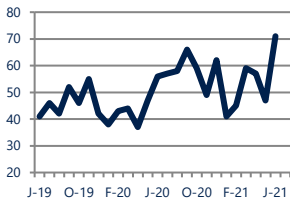
Focus On: Oceanair and Bay View Beach Housing Market

June 2021

Zip Code(s): 23503

Units Sold

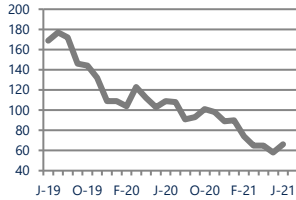
71



Up 27%
Vs. Year Ago

Active Inventory

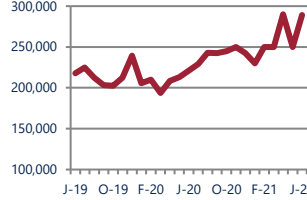
66



Down -39%
Vs. Year Ago

Median Sale Price

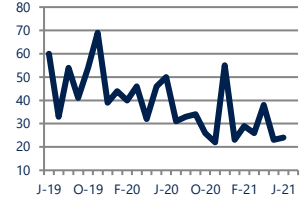
\$289,000



Up 31%
Vs. Year Ago

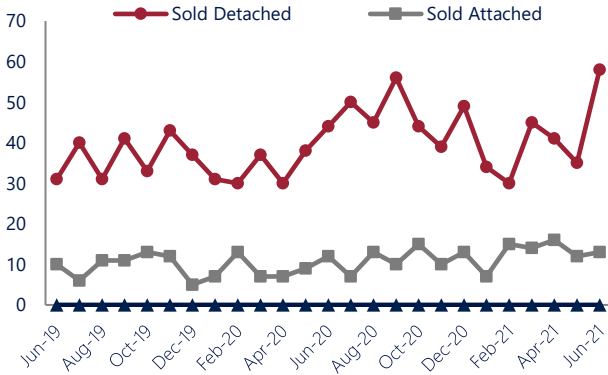
Days On Market

24



Down -52%
Vs. Year Ago

Units Sold*



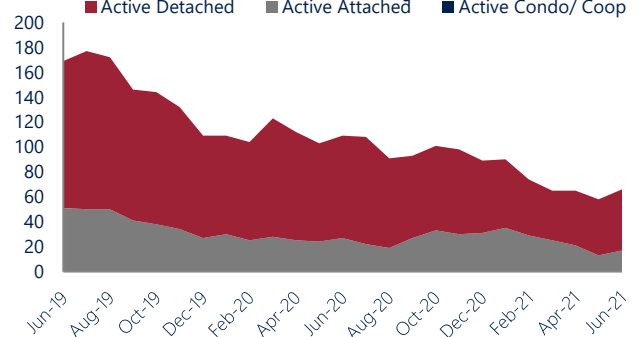
Units Sold

There was an increase in total units sold in June, with 71 sold this month in Oceanair and Bay View Beach. 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 43 units or 39%. The total number of active inventory this June was 66 compared to 109 in June 2020. This month's total of 66 is higher than the previous month's total supply of available inventory of 58, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Oceanair and Bay View Beach Homes was \$221,000. This June, the median sale price was \$289,000, an increase of \$68,000 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.

Oceanair and Bay View Beach are defined as properties listed in zip code/s 23503.

*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.





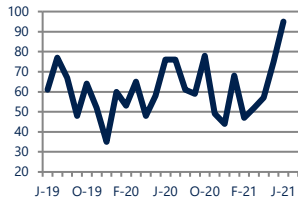
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June 2021

Zip Code(s): 23503

New Listings

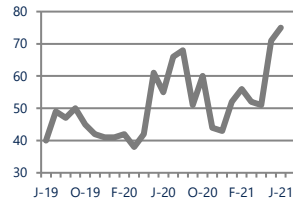
95



Up 25%
Vs. Year Ago

Current Contracts

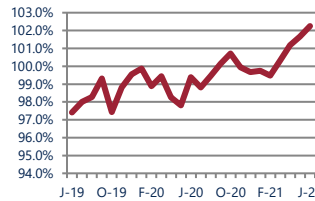
75



Up 36%
Vs. Year Ago

Sold Vs. List Price

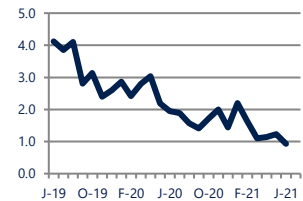
102.3%



Up 2.9%
Vs. Year Ago

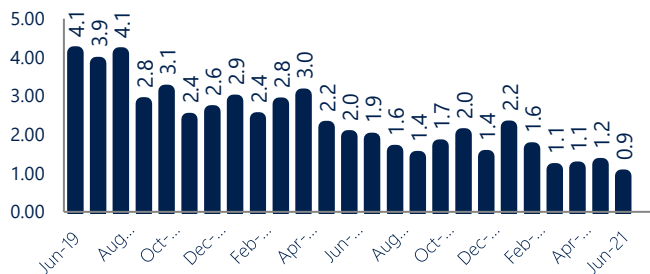
Months of Supply

0.9



Down -52%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

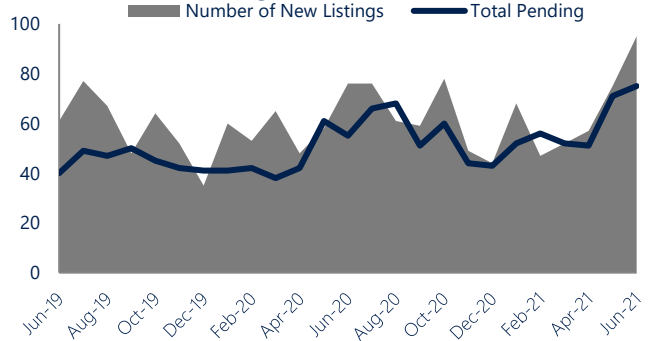
This month there were 95 homes newly listed for sale in Oceanair and Bay View Beach compared to 76 in June 2020, an increase of 25%. There were 75 current contracts pending sale this June compared to 55 a year ago. The number of current contracts is 36% higher than last June.

Months of Supply

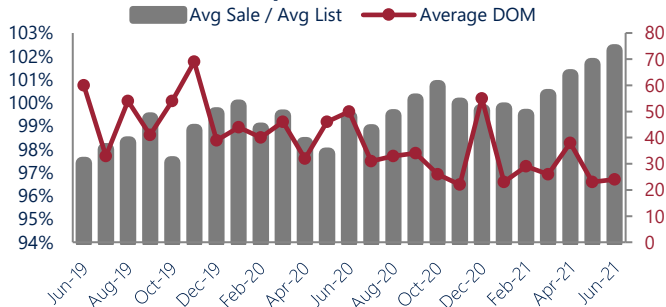
In June, there was 0.9 months of supply available in Oceanair and Bay View Beach, compared to 1.9 in June 2020. That is a decrease of 52% versus a year ago.

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 Oceanair and Bay View Beach was 102.3% of the average list price, which is 2.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 50, a decrease of 52%.

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