



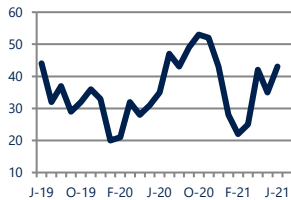
Focus On: Patterson and Pemberton Housing Market

June 2021

Zip Code(s): 23238

Units Sold

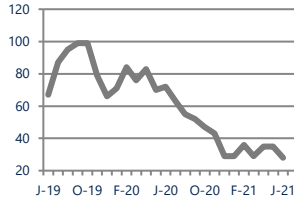
43



Up 23%
Vs. Year Ago

Active Inventory

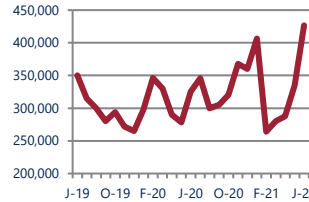
28



Down -61%
Vs. Year Ago

Median Sale Price

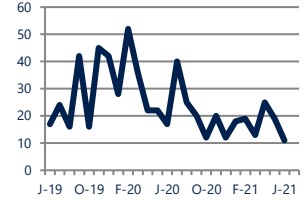
\$426,680



Up 31%
Vs. Year Ago

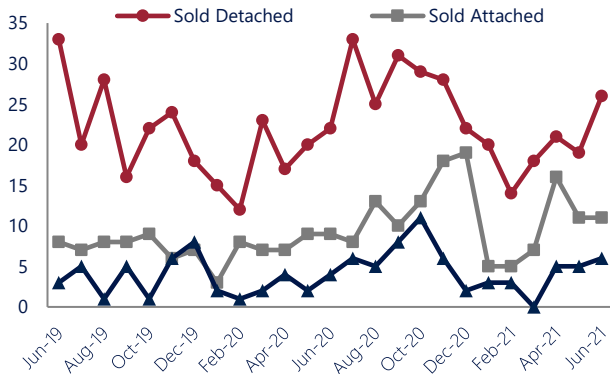
Days On Market

11



Down -35%
Vs. Year Ago

Units Sold*



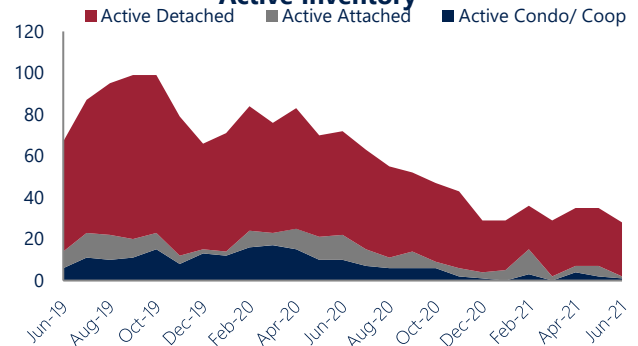
Units Sold

There was an increase in total units sold in June, with 43 sold this month in Patterson and Pemberton versus 35 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 23% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 61%. The total number of active inventory this June was 28 compared to 72 in June 2020. This month's total of 28 is lower than the previous month's total supply of available inventory of 35, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Patterson and Pemberton Homes was \$325,000. This June, the median sale price was \$426,680, an increase of \$101,680 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.

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

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

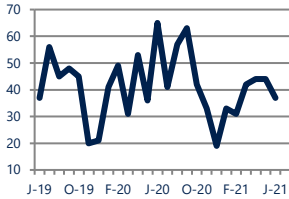




Zip Code(s): 23238

New Listings

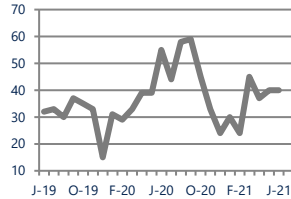
37



Down -43%
Vs. Year Ago

Current Contracts

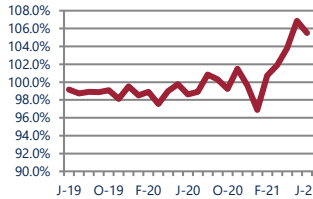
40



Down -27%
Vs. Year Ago

Sold Vs. List Price

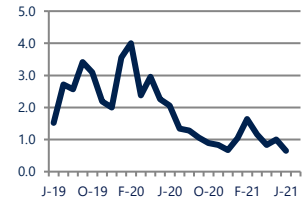
105.5%



Up
Vs. Year Ago

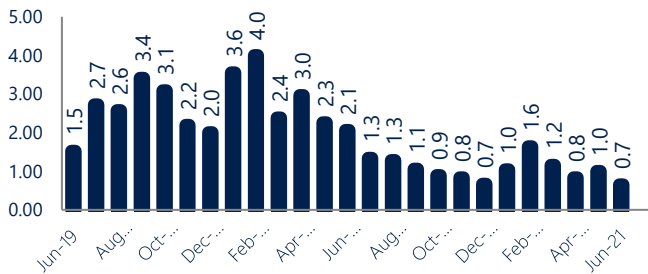
Months of Supply

0.7



Down -68%
Vs. Year Ago

Months of Supply



Months of Supply

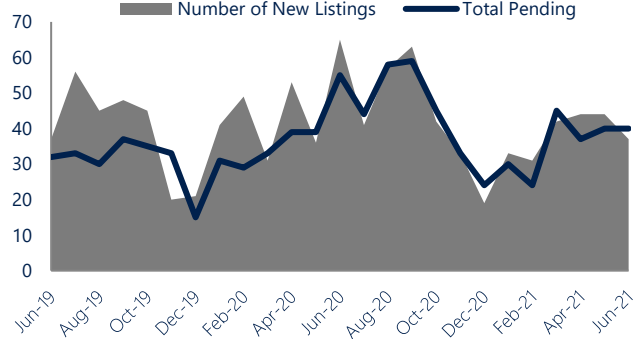
In June, there was 0.7 months of supply available in Patterson and Pemberton, compared to 2.1 in June 2020. That is a decrease of 68% versus a year ago.

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.

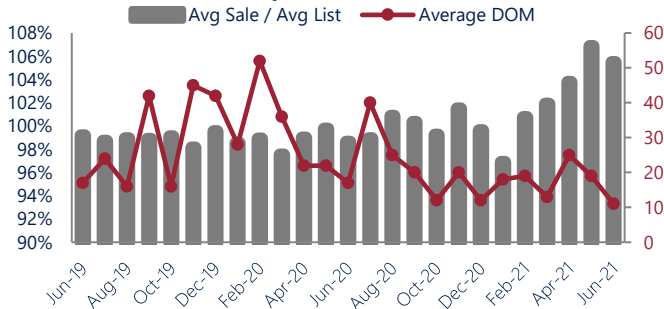
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Patterson and Pemberton compared to 65 in June 2020, a decrease of 43%. There were 40 current contracts pending sale this June compared to 55 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Patterson and Pemberton was 105.5% 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 11, lower than the average last year, which was 17, a decrease of 35%.

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