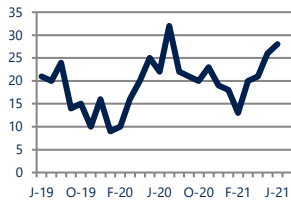




Focus On: **Poquoson City Housing Market**

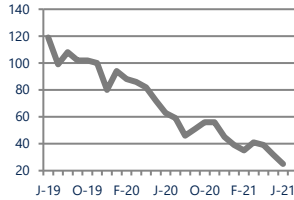
June 2021

Units Sold
28



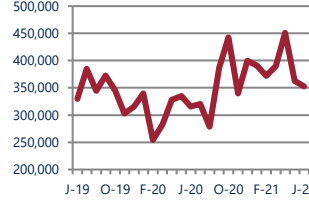
Up 27%
Vs. Year Ago

Active Inventory
25



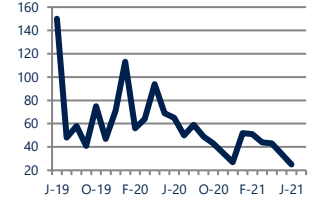
Down -60%
Vs. Year Ago

Median Sale Price
\$352,500



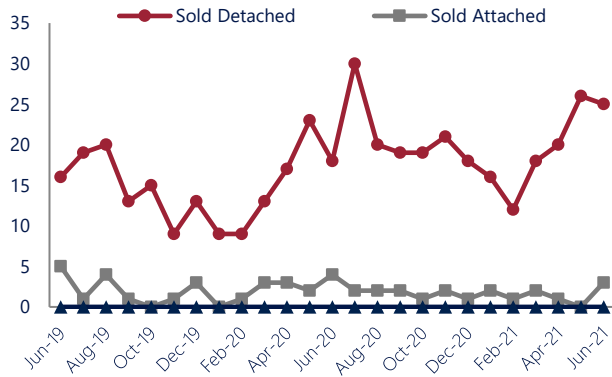
Up 12%
Vs. Year Ago

Days On Market
25



Down
Vs. Year Ago

Units Sold*



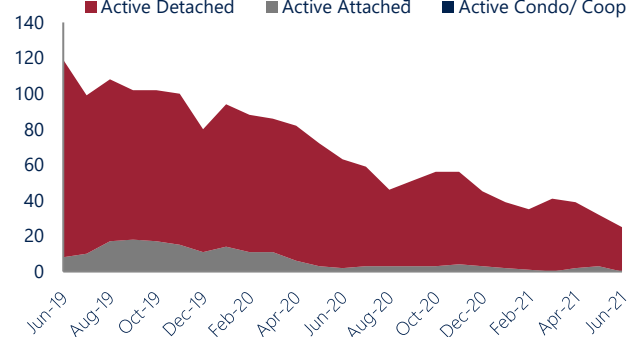
Units Sold

There was an increase in total units sold in June, with 28 sold this month in Poquoson City versus 26 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 27% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 60%. The total number of active inventory this June was 25 compared to 63 in June 2020. This month's total of 25 is lower than the previous month's total supply of available inventory of 32, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Poquoson City Homes was \$315,750. This June, the median sale price was \$352,500, an increase of 12% or \$36,750 compared to last year. The current median sold price is 3% 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.



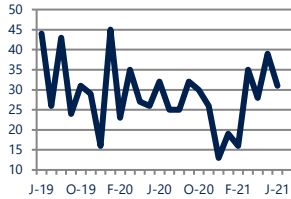
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and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





New Listings

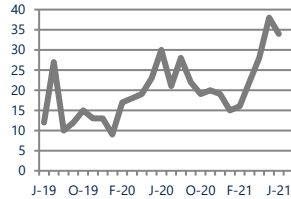
31



Down -3%
Vs. Year Ago

Current Contracts

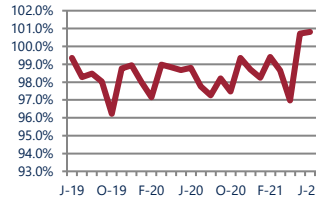
34



Up 13%
Vs. Year Ago

Sold Vs. List Price

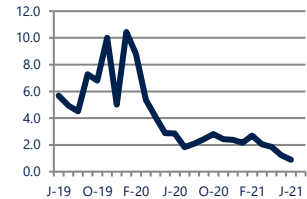
100.8%



Up 2%
Vs. Year Ago

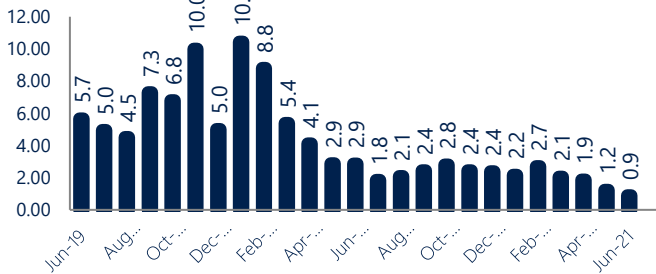
Months of Supply

0.9



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

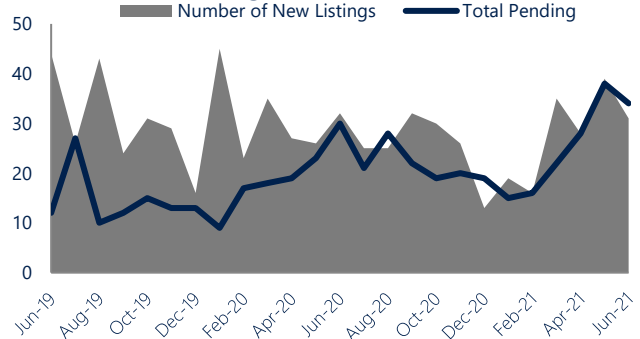
In June, there was 0.9 months of supply available in Poquoson City, compared to 2.9 in June 2020. That is a decrease of 69% versus a year ago.

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.

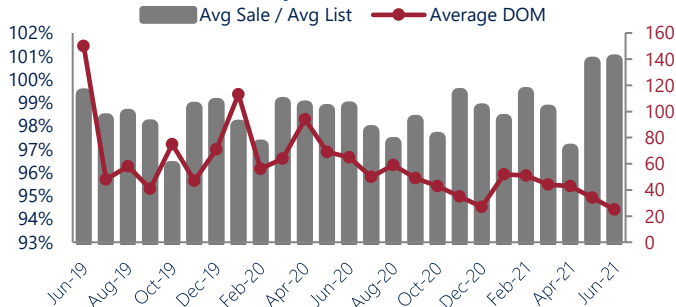
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Poquoson City compared to 32 in June 2020, a decrease of 3%. There were 34 current contracts pending sale this June compared to 30 a year ago. The number of current contracts is 13% 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 Poquoson City was 100.8% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 65. This decrease was impacted by the limited number of sales.



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