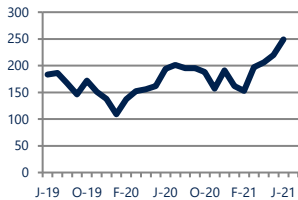




Focus On: Portsmouth City Housing Market

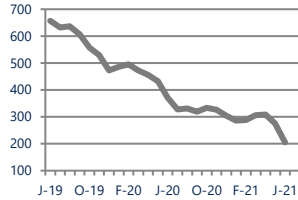
June 2021

Units Sold
249



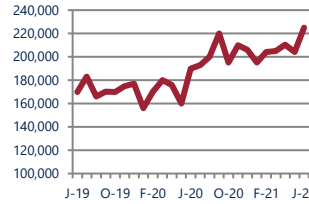
Up 28%
Vs. Year Ago

Active Inventory
205



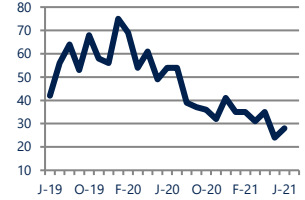
Down -45%
Vs. Year Ago

Median Sale Price
\$225,000



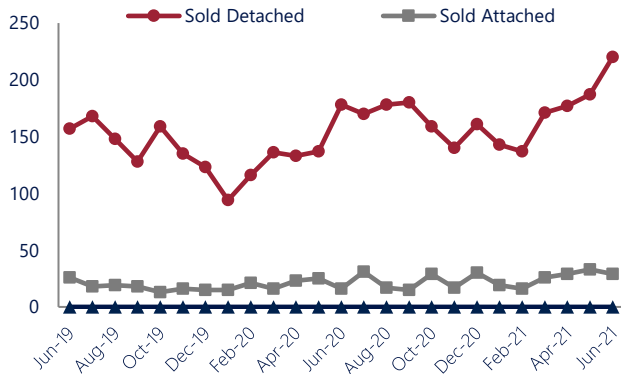
Up 18%
Vs. Year Ago

Days On Market
28



Down -48%
Vs. Year Ago

Units Sold*



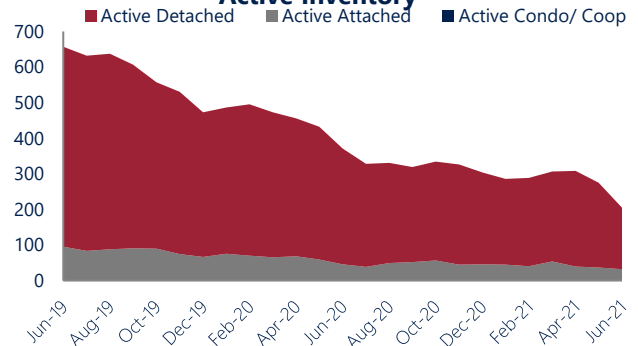
Units Sold

There was an increase in total units sold in June, with 249 sold this month in Portsmouth City versus 220 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 166 units or 45%. The total number of active inventory this June was 205 compared to 371 in June 2020. This month's total of 205 is lower than the previous month's total supply of available inventory of 275, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Portsmouth City Homes was \$189,995. This June, the median sale price was \$225,000, an increase of 18% or \$35,005 compared to last year. The current median sold price is 10% 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.



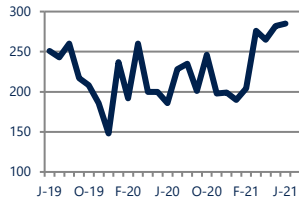
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and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

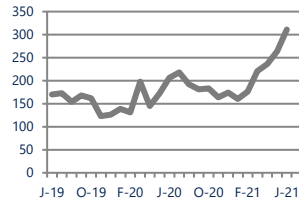
285



Up 53%
Vs. Year Ago

Current Contracts

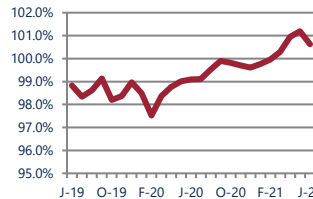
311



Up 51%
Vs. Year Ago

Sold Vs. List Price

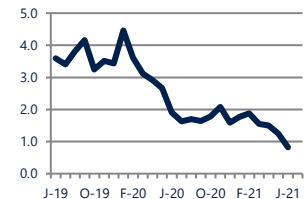
100.6%



Up 1.6%
Vs. Year Ago

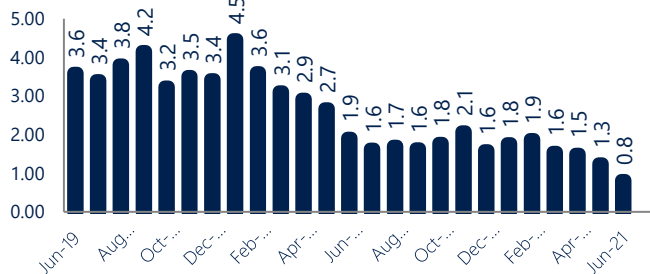
Months of Supply

0.8



Down -57%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

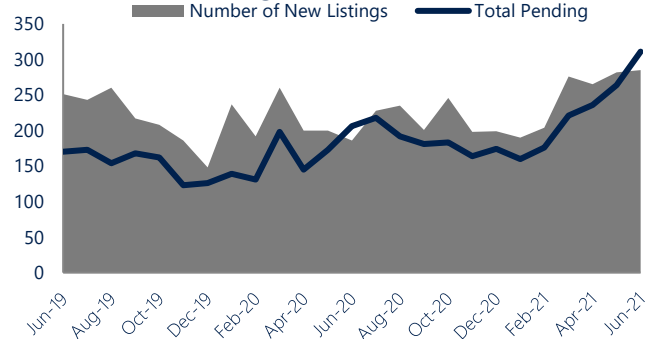
This month there were 285 homes newly listed for sale in Portsmouth City compared to 186 in June 2020, an increase of 53%. There were 311 current contracts pending sale this June compared to 206 a year ago. The number of current contracts is 51% higher than last June.

Months of Supply

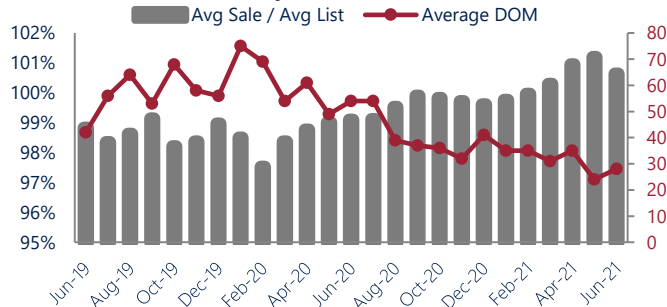
In June, there was 0.8 months of supply available in Portsmouth City, compared to 1.9 in June 2020. That is a decrease of 57% versus a year ago.

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 Portsmouth City was 100.6% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 54, a decrease of 48%.



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