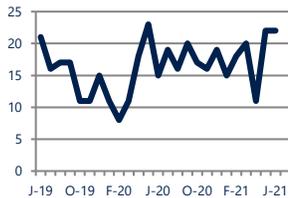




Focus On: Prince Edward County Housing Market

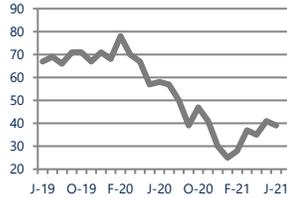
June 2021

Units Sold
22



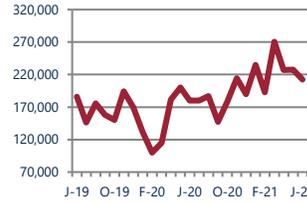
Up 47%
 Vs. Year Ago

Active Inventory
39



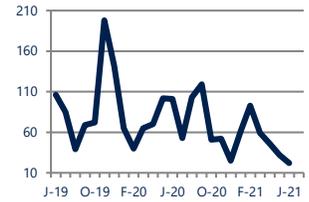
Down -33%
 Vs. Year Ago

Median Sale Price
\$212,450



Up 18%
 Vs. Year Ago

Days On Market
22



Down
 Vs. Year Ago

Units Sold*



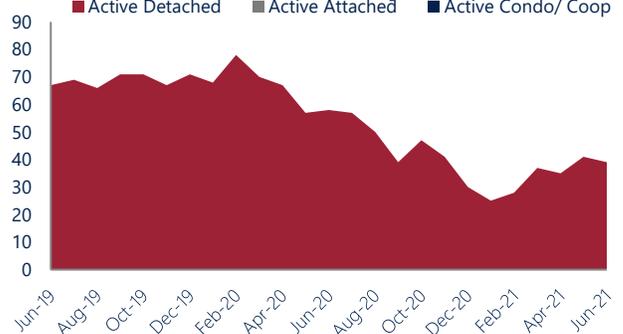
Units Sold

The number of units sold remained stable in June, with 22 sold this month in Prince Edward County. This month's total units sold was higher than at this time last year, an increase of 47% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 33%. The total number of active inventory this June was 39 compared to 58 in June 2020. This month's total of 39 is lower than the previous month's total supply of available inventory of 41, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Prince Edward County Homes was \$180,000. This June, the median sale price was \$212,450, an increase of 18% or \$32,450 compared to last year. The current median sold price is 7% 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.



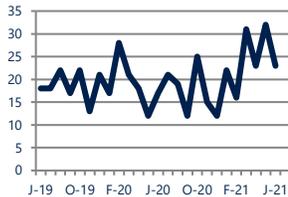
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by SCAR and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





New Listings

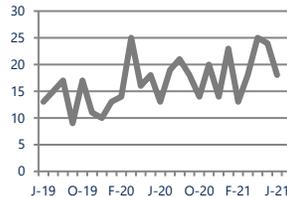
23



Up 35%
Vs. Year Ago

Current Contracts

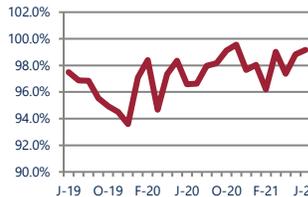
18



Up 38%
Vs. Year Ago

Sold Vs. List Price

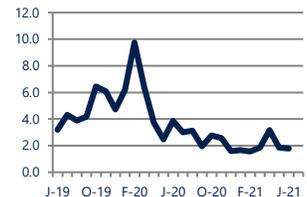
99.2%



Up 2.7%
Vs. Year Ago

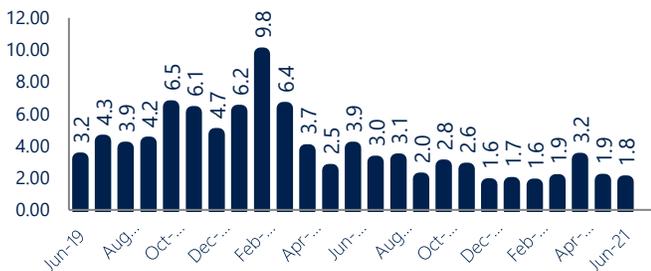
Months of Supply

1.8



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

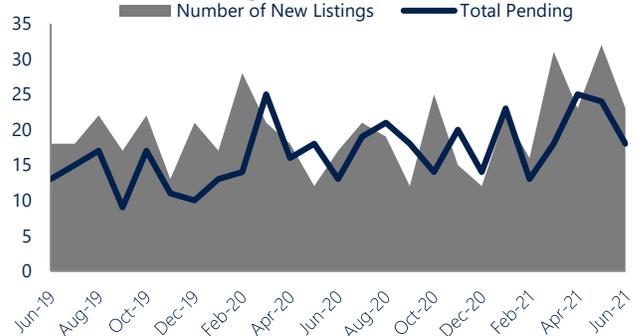
In June, there was 1.8 months of supply available in Prince Edward County, compared to 3.9 in June 2020. That is a decrease of 54% versus a year ago.

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.

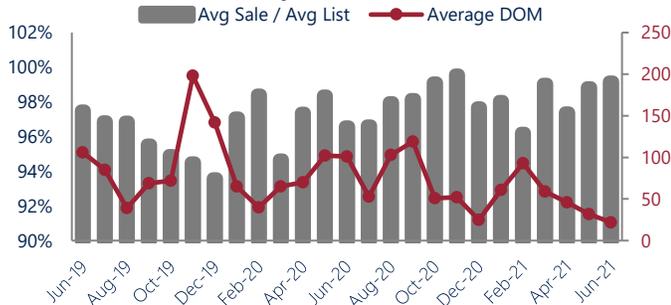
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Prince Edward County compared to 17 in June 2020, an increase of 35%. There were 18 current contracts pending sale this June compared to 13 a year ago. The number of current contracts is 38% 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 Prince Edward County was 99.2% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 101. This decrease was impacted by the limited number of sales.



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