

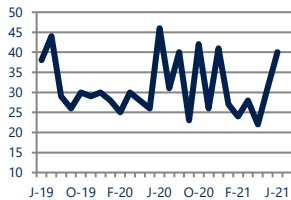


Focus On: Prince George County Housing Market

June 2021

Units Sold

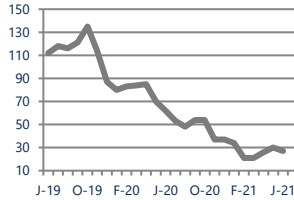
40



Down -13%
 Vs. Year Ago

Active Inventory

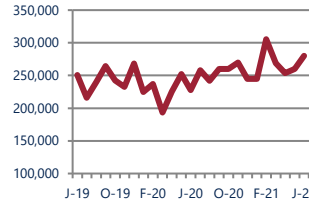
27



Down -56%
 Vs. Year Ago

Median Sale Price

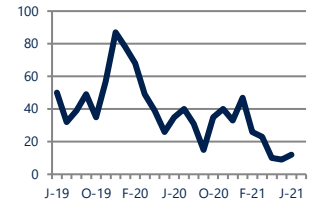
\$280,000



Up 23%
 Vs. Year Ago

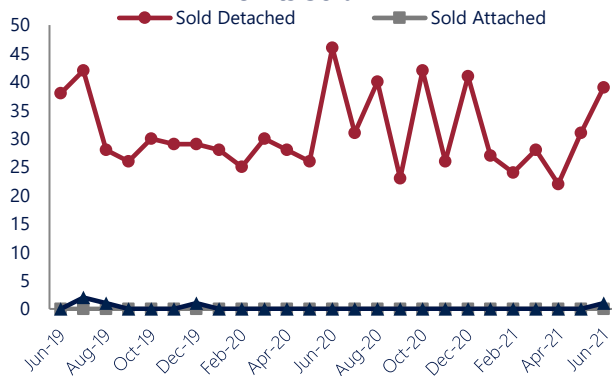
Days On Market

12



Down -66%
 Vs. Year Ago

Units Sold*



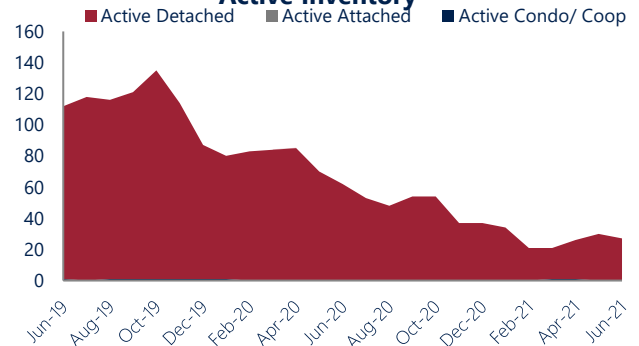
Units Sold

There was an increase in total units sold in June, with 40 sold this month in Prince George County versus 31 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 13% versus June 2020.

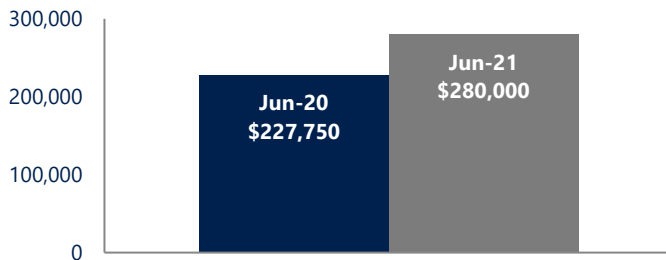
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 56%. The total number of active inventory this June was 27 compared to 62 in June 2020. This month's total of 27 is lower than the previous month's total supply of available inventory of 30, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Prince George County Homes was \$227,750. This June, the median sale price was \$280,000, an increase of 23% or \$52,250 compared to last year. The current median sold price is 8% 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.



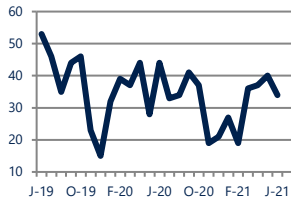
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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





New Listings

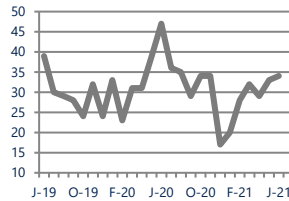
34



Down -23%
Vs. Year Ago

Current Contracts

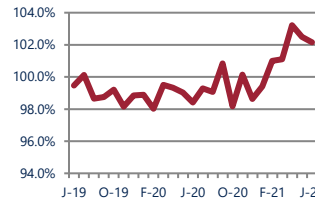
34



Down -28%
Vs. Year Ago

Sold Vs. List Price

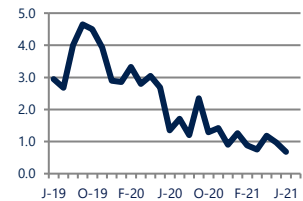
102.2%



Up 3.8%
Vs. Year Ago

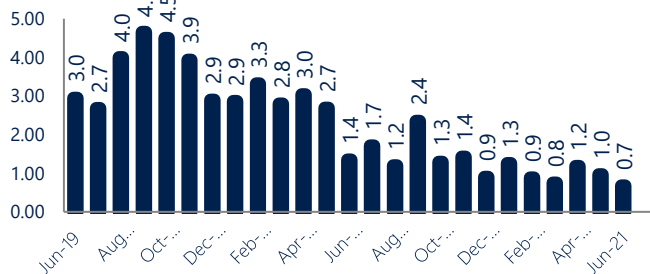
Months of Supply

0.7



Down -50%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

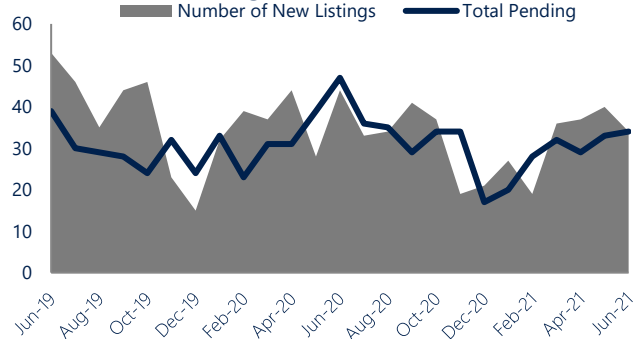
This month there were 34 homes newly listed for sale in Prince George County compared to 44 in June 2020, a decrease of 23%. There were 34 current contracts pending sale this June compared to 47 a year ago. The number of current contracts is 28% lower than last June.

Months of Supply

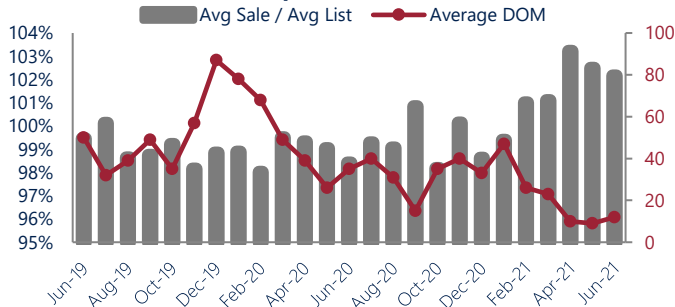
In June, there was 0.7 months of supply available in Prince George County, compared to 1.3 in June 2020. That is a decrease of 50% versus a year ago.

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 Prince George County was 102.2% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 35, a decrease of 66%.



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