

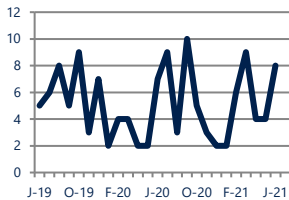


Focus On: Richmond County Housing Market

June 2021

Units Sold

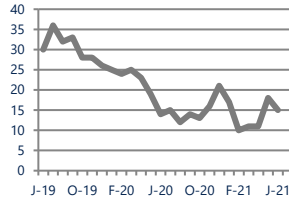
8



Up
Vs. Year Ago

Active Inventory

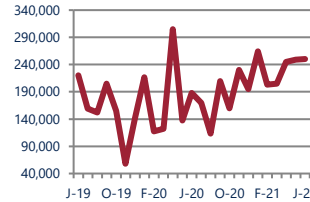
15



Up 7%
Vs. Year Ago

Median Sale Price

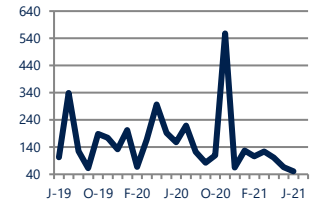
\$250,000



Up 33%
Vs. Year Ago

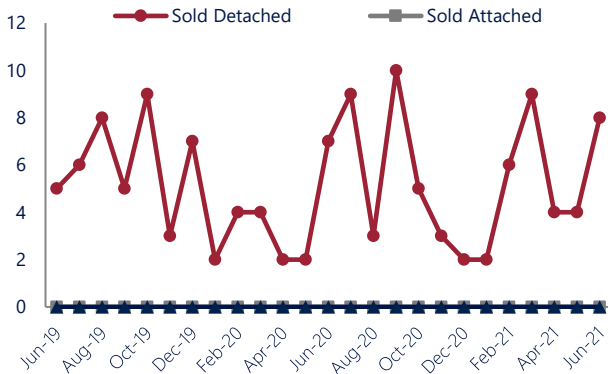
Days On Market

51



Down
Vs. Year Ago

Units Sold*



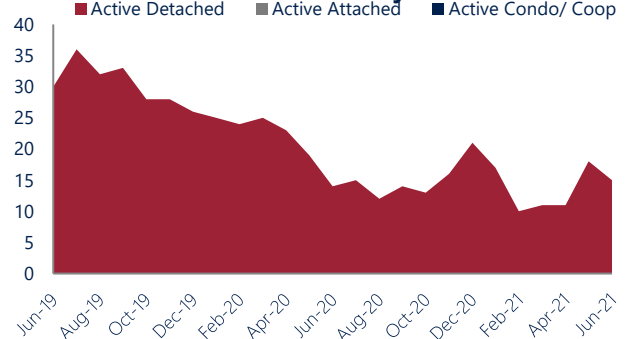
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 8 sold this month in Richmond County. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 7%. The total number of active inventory this June was 15 compared to 14 in June 2020. This month's total of 15 is lower than the previous month's total supply of available inventory of 18, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Richmond County Homes was \$188,000. This June, the median sale price was \$250,000, an increase of 33% or \$62,000 compared to last year. The current median sold price is approximately the same as the median price in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



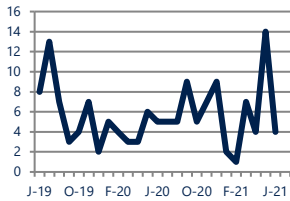
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by NNAR and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





New Listings

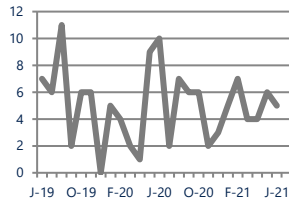
4



Down -20%
Vs. Year Ago

Current Contracts

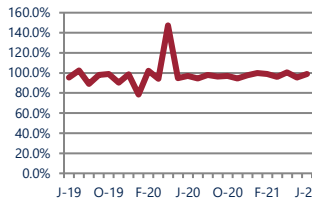
5



Down -50%
Vs. Year Ago

Sold Vs. List Price

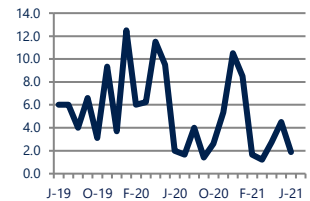
99.1%



Up 2.1%
Vs. Year Ago

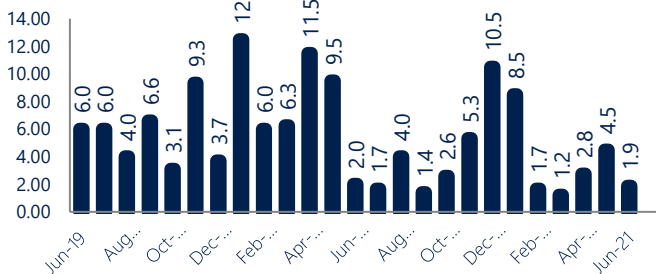
Months of Supply

1.9



Down -6%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

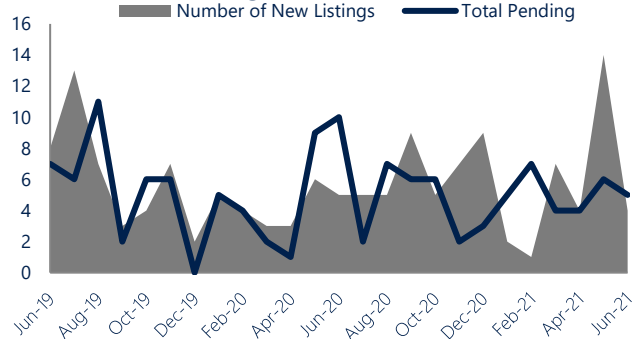
This month there were 4 homes newly listed for sale in Richmond County compared to 5 in June 2020, a decrease of 20%. There were 5 current contracts pending sale this June compared to 10 a year ago. The number of current contracts is 50% lower than last June.

Months of Supply

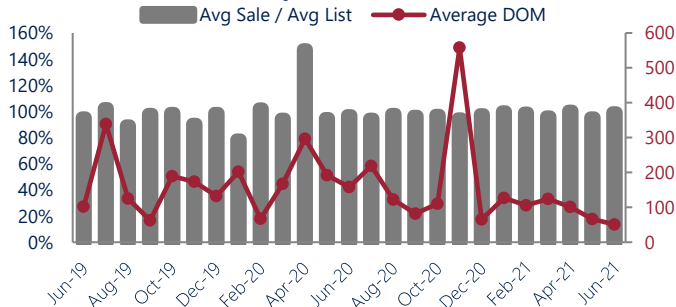
In June, there was 1.9 months of supply available in Richmond County, compared to 2.0 in June 2020. That is a decrease of 6% versus a year ago.

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 Richmond County was 99.1% 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 51, lower than the average last year, which was 158. This decrease was impacted by the limited number of sales.



*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.

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