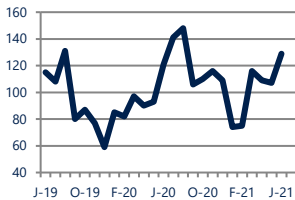




Focus On: **Roanoke County Housing Market**

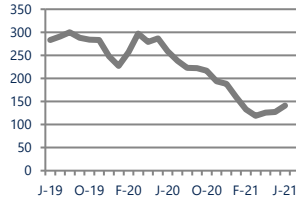
June 2021

Units Sold
129



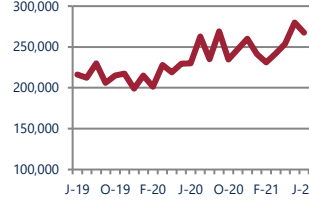
Up 7%
Vs. Year Ago

Active Inventory
141



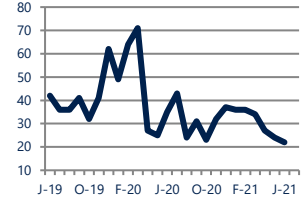
Down -46%
Vs. Year Ago

Median Sale Price
\$267,500



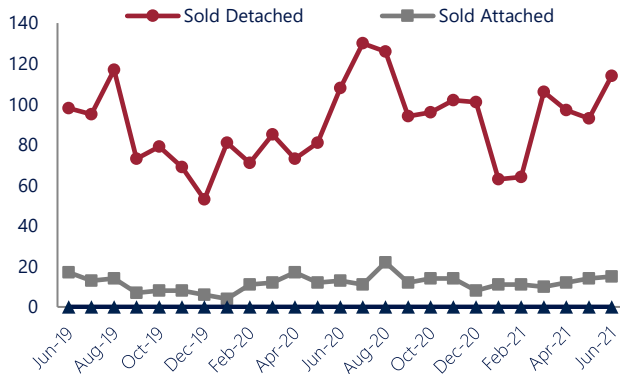
Up 16%
Vs. Year Ago

Days On Market
22



Down -37%
Vs. Year Ago

Units Sold*



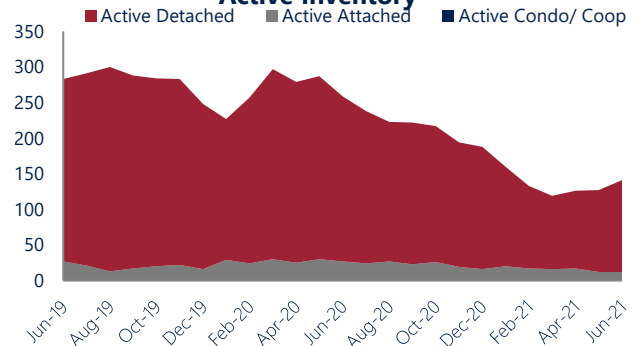
Units Sold

There was an increase in total units sold in June, with 129 sold this month in Roanoke County versus 107 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 118 units or 46%. The total number of active inventory this June was 141 compared to 259 in June 2020. This month's total of 141 is higher than the previous month's total supply of available inventory of 127, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Roanoke County Homes was \$230,000. This June, the median sale price was \$267,500, an increase of 16% or \$37,500 compared to last year. The current median sold price is 4% 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.



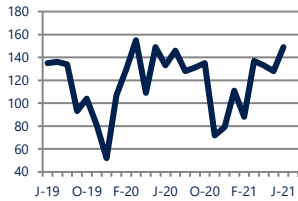
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.





New Listings

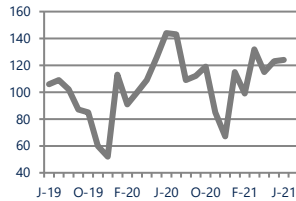
149



Up 12%
Vs. Year Ago

Current Contracts

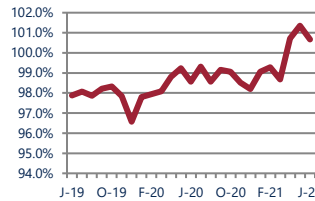
124



Down -14%
Vs. Year Ago

Sold Vs. List Price

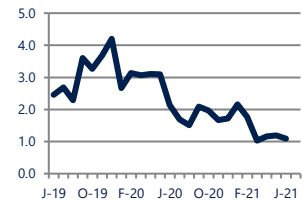
100.7%



Up 2.1%
Vs. Year Ago

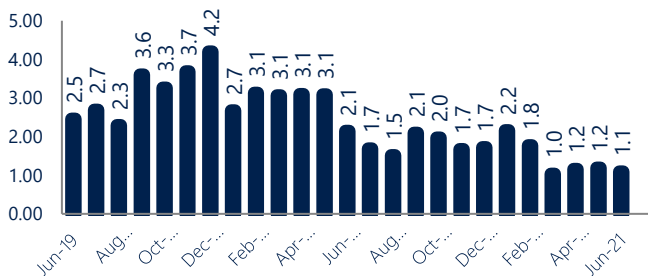
Months of Supply

1.1



Down -49%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

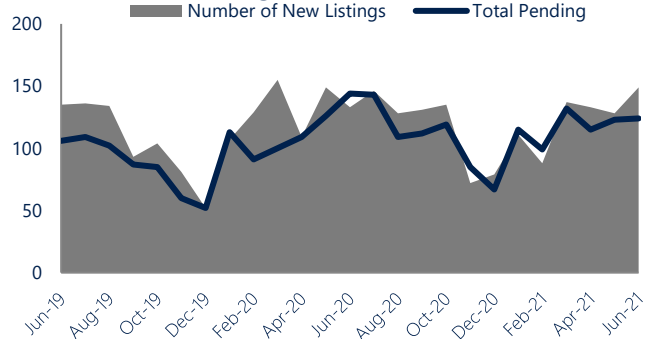
This month there were 149 homes newly listed for sale in Roanoke County compared to 133 in June 2020, an increase of 12%. There were 124 current contracts pending sale this June compared to 144 a year ago. The number of current contracts is 14% lower than last June.

Months of Supply

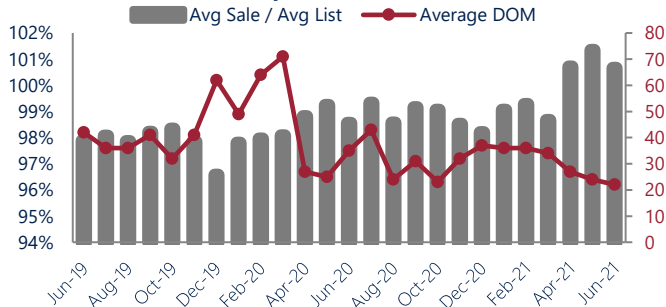
In June, there was 1.1 months of supply available in Roanoke County, compared to 2.1 in June 2020. That is a decrease of 49% versus a year ago.

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 Roanoke County was 100.7% of the average list price, which is 2.1% 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 35, a decrease of 37%.



*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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