

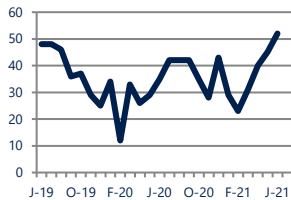


**Focus On: Rockbridge County Housing Market**

June 2021

**Units Sold**

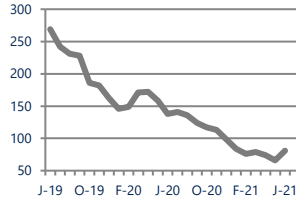
**52**



**Up**  
Vs. Year Ago

**Active Inventory**

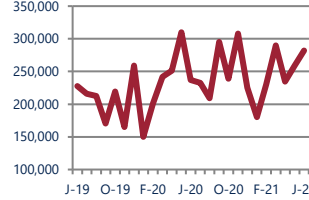
**81**



**Down -41%**  
Vs. Year Ago

**Median Sale Price**

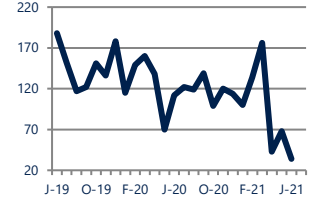
**\$282,000**



**Up 19%**  
Vs. Year Ago

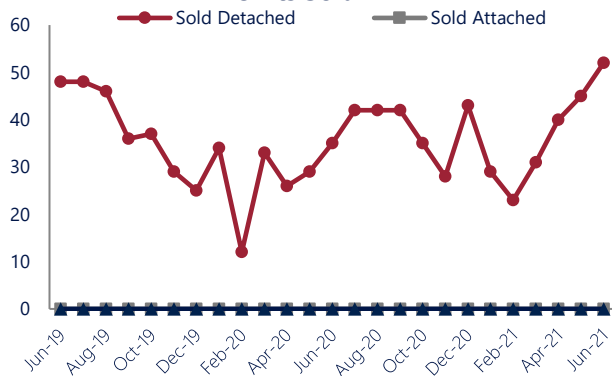
**Days On Market**

**34**



**Down -70%**  
Vs. Year Ago

**Units Sold\***



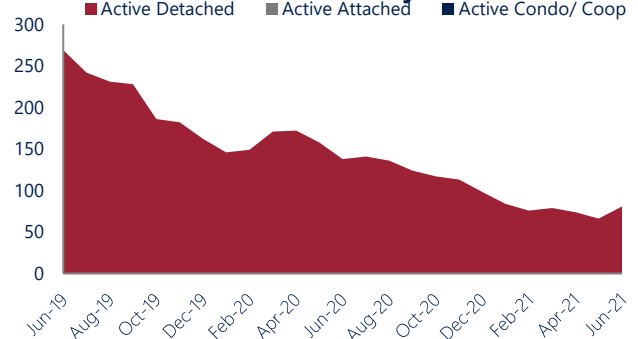
**Units Sold**

There was an increase in total units sold in June, with 52 sold this month in Rockbridge County. This month's total units sold was higher than at this time last year.

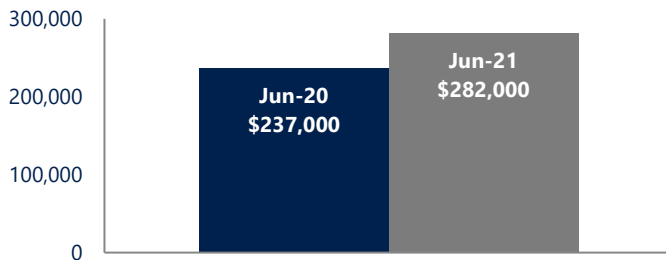
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 57 units or 41%. The total number of active inventory this June was 81 compared to 138 in June 2020. This month's total of 81 is higher than the previous month's total supply of available inventory of 66, an increase of 23%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Rockbridge County Homes was \$237,000. This June, the median sale price was \$282,000, an increase of 19% or \$45,000 compared to last year. The current median sold price is 9% 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 RHRA 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 RHRA or Long & Foster Real Estate, Inc.



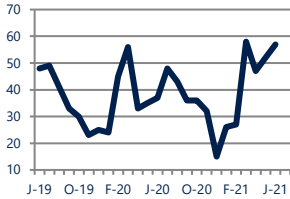


**Focus On: Rockbridge County Housing Market**

June 2021

**New Listings**

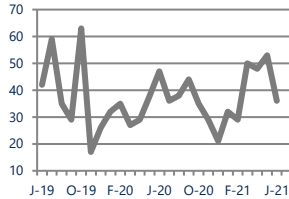
57



**Up 54%**  
Vs. Year Ago

**Current Contracts**

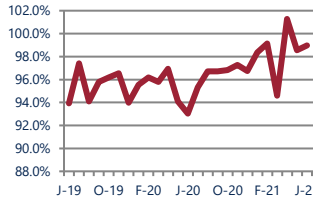
36



**Down -23%**  
Vs. Year Ago

**Sold Vs. List Price**

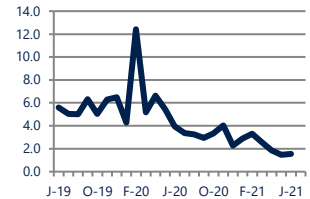
99.0%



**Up**  
Vs. Year Ago

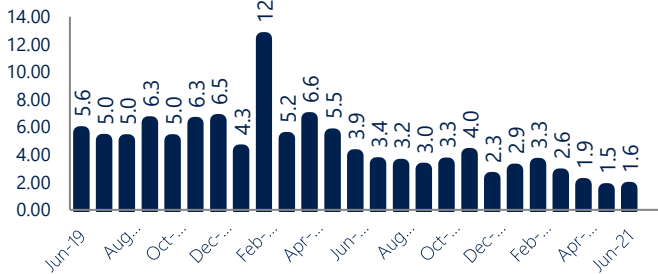
**Months of Supply**

1.6



**Down -60%**  
Vs. Year Ago

**Months of Supply**



**Months of Supply**

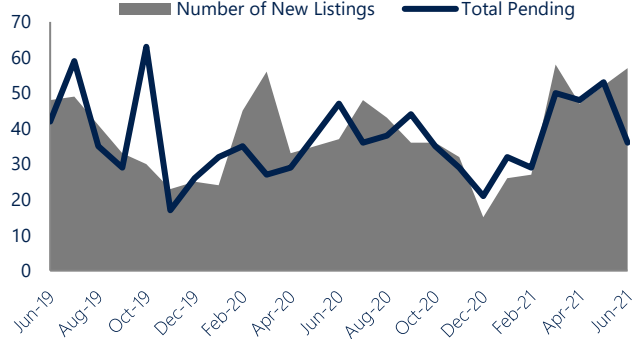
In June, there was 1.6 months of supply available in Rockbridge County, compared to 3.9 in June 2020. That is a decrease of 60% versus a year ago.

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.

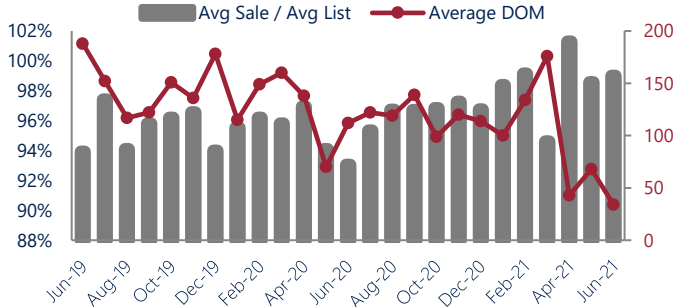
**New Listings & Current Contracts**

This month there were 57 homes newly listed for sale in Rockbridge County compared to 37 in June 2020, an increase of 54%. There were 36 current contracts pending sale this June compared to 47 a year ago. The number of current contracts is 23% lower 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 Rockbridge County was 99.0% of the average list price, which is higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 34, lower than the average last year, which was 112, a decrease of 70%.



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