



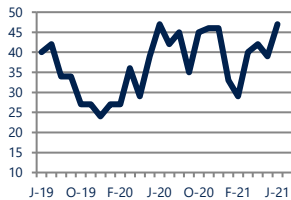
Focus On: Salem and Catawba Housing Market

June 2021

Zip Code(s): 24153 and 24070

Units Sold

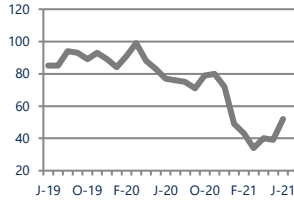
47



No Change
Vs. Year Ago

Active Inventory

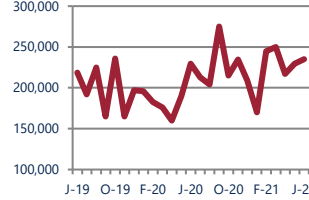
52



Down -32%
Vs. Year Ago

Median Sale Price

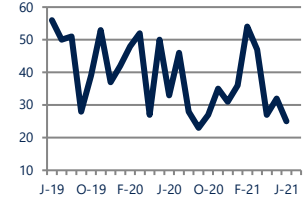
\$235,000



Up 2%
Vs. Year Ago

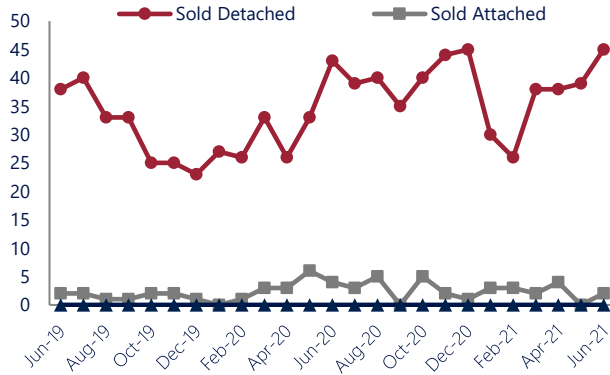
Days On Market

25



Down -24%
Vs. Year Ago

Units Sold*



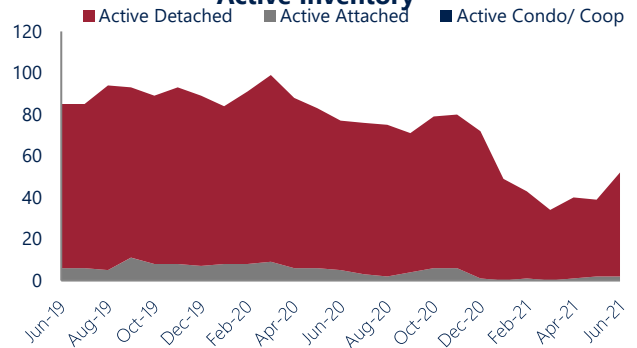
Units Sold

There was an increase in total units sold in June, with 47 sold this month in Salem and Catawba, an increase of 21%. This month's total units sold is similar compared to a year ago.

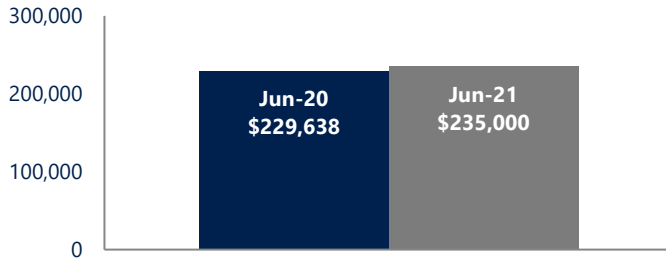
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 32%. The total number of active inventory this June was 52 compared to 77 in June 2020. This month's total of 52 is higher than the previous month's total supply of available inventory of 39, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Salem and Catawba Homes was \$229,638. This June, the median sale price was \$235,000, an increase of 2% or \$5,362 compared to last year. The current median sold price is 2% 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.

Salem and Catawba are defined as properties listed in zip code/s 24153 and 24070.

*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.





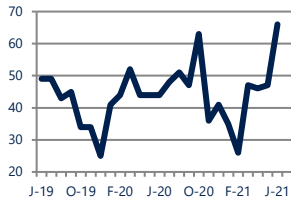
Focus On: Salem and Catawba Housing Market

June 2021

Zip Code(s): 24153 and 24070

New Listings

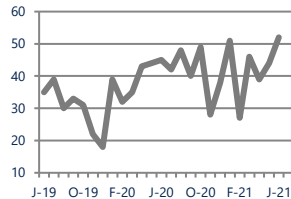
66



Up 50%
Vs. Year Ago

Current Contracts

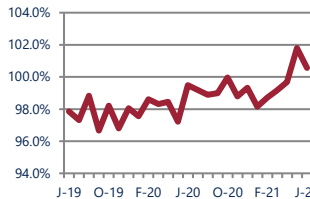
52



Up 16%
Vs. Year Ago

Sold Vs. List Price

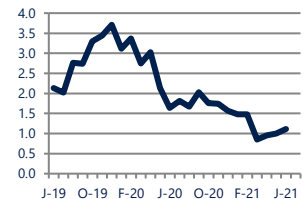
100.6%



Up 1.1%
Vs. Year Ago

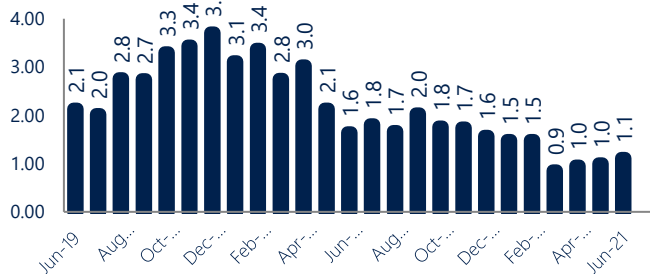
Months of Supply

1.1



Down -32%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

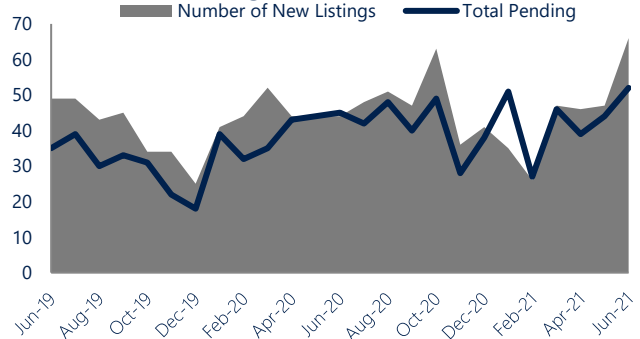
This month there were 66 homes newly listed for sale in Salem and Catawba compared to 44 in June 2020, an increase of 50%. There were 52 current contracts pending sale this June compared to 45 a year ago. The number of current contracts is 16% higher than last June.

Months of Supply

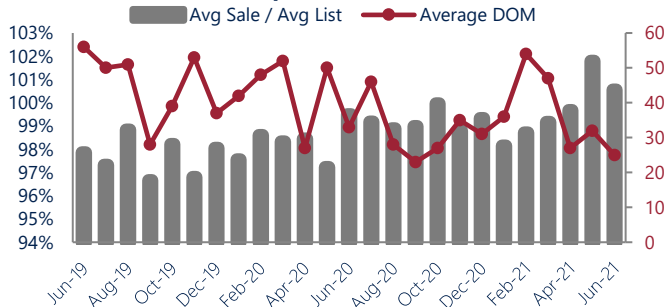
In June, there was 1.1 months of supply available in Salem and Catawba, compared to 1.6 in June 2020. That is a decrease of 32% versus a year ago.

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 Salem and Catawba was 100.6% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 33, a decrease of 24%.



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