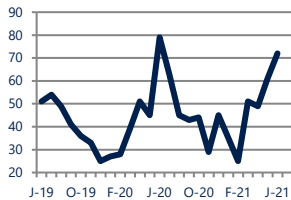




Zip Code(s): 22556

**Units Sold**

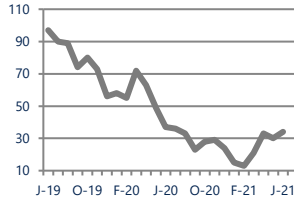
**72**



**Down -9%**  
Vs. Year Ago

**Active Inventory**

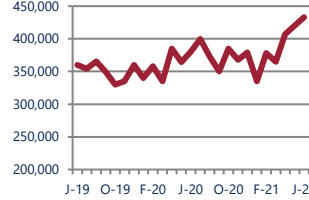
**34**



**Down -8%**  
Vs. Year Ago

**Median Sale Price**

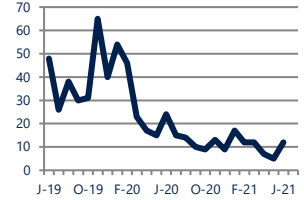
**\$433,000**



**Up 14%**  
Vs. Year Ago

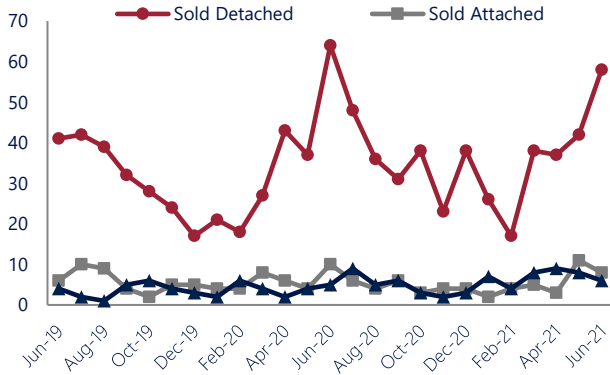
**Days On Market**

**12**



**Down -50%**  
Vs. Year Ago

**Units Sold\***



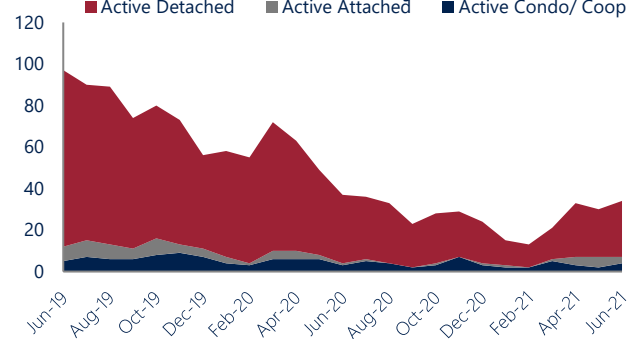
**Units Sold**

There was an increase in total units sold in June, with 72 sold this month in Shiloh, Mountain View, and Western Stafford versus 61 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 3 units or 8%. The total number of active inventory this June was 34 compared to 37 in June 2020. This month's total of 34 is higher than the previous month's total supply of available inventory of 30, an increase of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Shiloh, Mountain View, and Western Stafford Homes was \$380,000. This June, the median sale price was \$433,000, an increase of 14% or \$53,000 compared to last year. The current median sold price is 3% 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.

Shiloh, Mountain View, and Western Stafford are defined as properties listed in zip code/s 22556.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

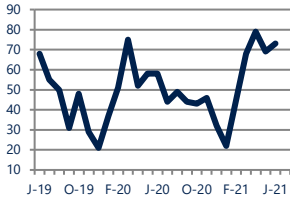




Zip Code(s): 22556

### New Listings

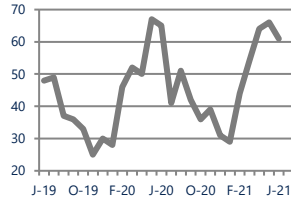
73



**Up 26%**  
Vs. Year Ago

### Current Contracts

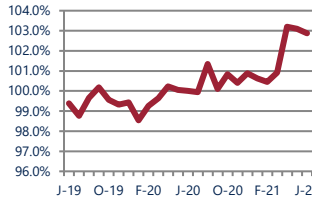
61



**Down -6%**  
Vs. Year Ago

### Sold Vs. List Price

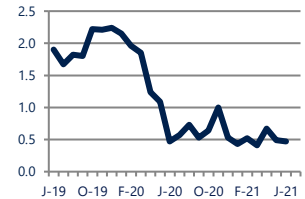
102.9%



**Up 2.9%**  
Vs. Year Ago

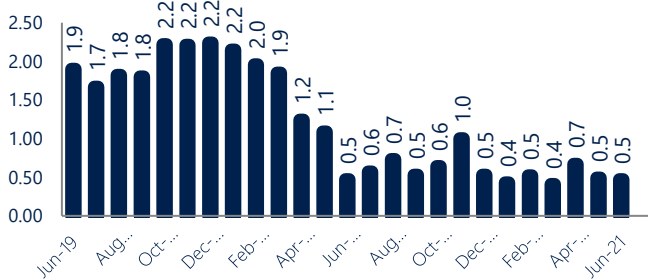
### Months of Supply

0.5



**No Change**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

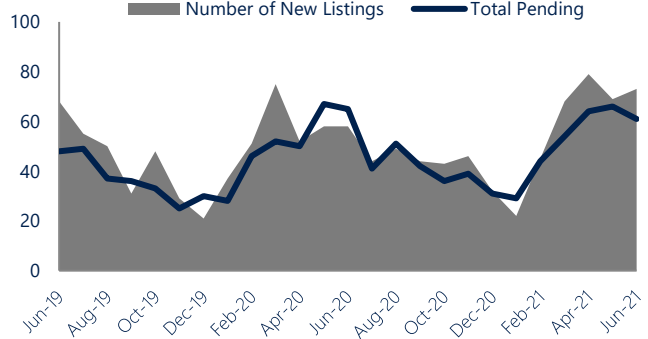
This month there were 73 homes newly listed for sale in Shiloh, Mountain View, and Western Stafford compared to 58 in June 2020, an increase of 26%. There were 61 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 6% lower than last June.

### Months of Supply

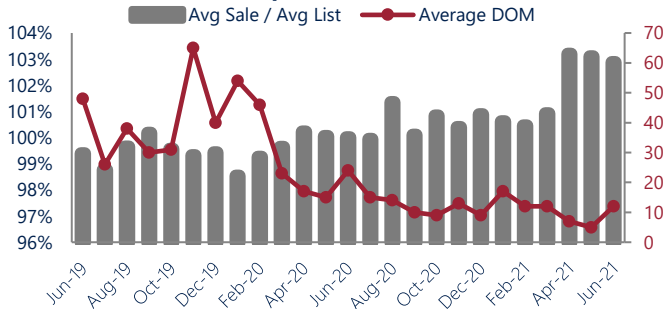
In June, there was 0.5 months of supply available in Shiloh, Mountain View, and Western Stafford. The amount of supply is similar compared to a year ago.

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 Shiloh, Mountain View, and Western Stafford was 102.9% of the average list price, which is 2.9% 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 24, a decrease of 50%.

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