



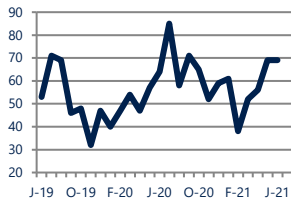
Focus On: Southern Mechanicsville Housing Market

June 2021

Zip Code(s): 23111

Units Sold

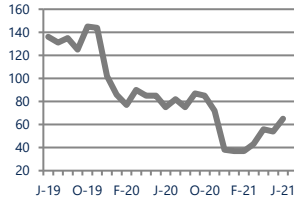
69



Up 8%
Vs. Year Ago

Active Inventory

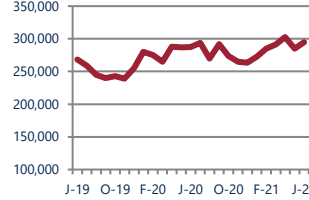
65



Down -13%
Vs. Year Ago

Median Sale Price

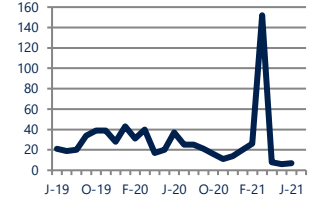
\$295,000



Up 3%
Vs. Year Ago

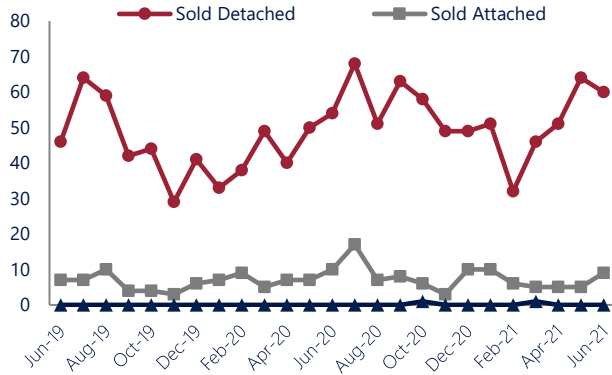
Days On Market

7



Down -81%
Vs. Year Ago

Units Sold*



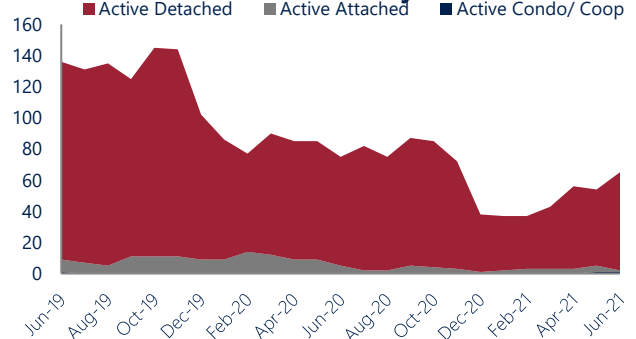
Units Sold

The number of units sold remained stable in June, with 69 sold this month in Southern Mechanicsville. This month's total units sold was higher than at this time last year, an increase of 8% versus June 2020.

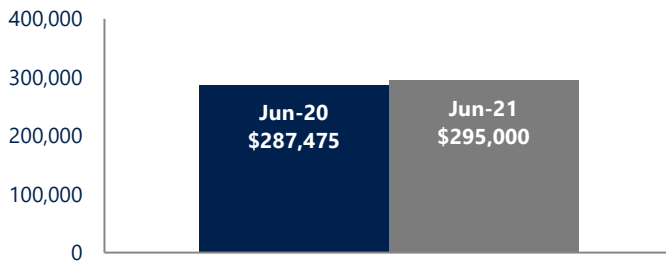
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 13%. The total number of active inventory this June was 65 compared to 75 in June 2020. This month's total of 65 is higher than the previous month's total supply of available inventory of 54, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Southern Mechanicsville Homes was \$287,475. This June, the median sale price was \$295,000, an increase of 3% or \$7,525 compared to last year. The current median sold price is 4% 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.

Southern Mechanicsville are defined as properties listed in zip code/s 23111.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.





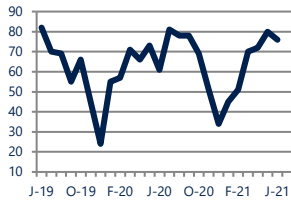
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June 2021

Zip Code(s): 23111

New Listings

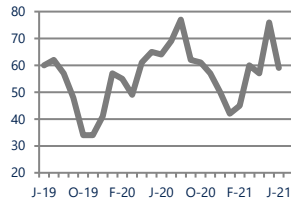
76



Up 25%
Vs. Year Ago

Current Contracts

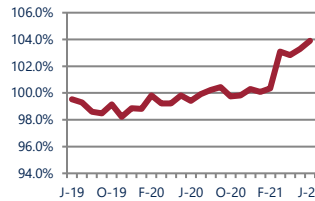
59



Down -8%
Vs. Year Ago

Sold Vs. List Price

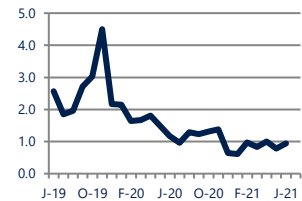
103.9%



Up 4.5%
Vs. Year Ago

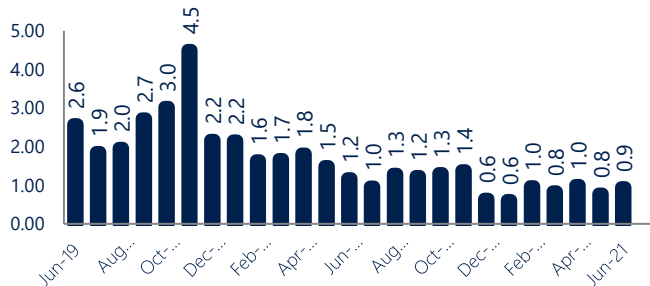
Months of Supply

0.9



Down -20%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

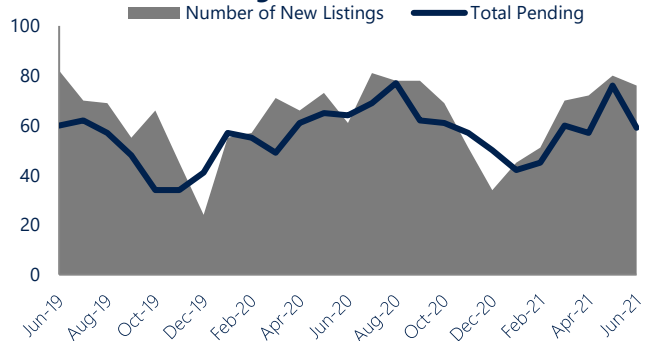
This month there were 76 homes newly listed for sale in Southern Mechanicsville compared to 61 in June 2020, an increase of 25%. There were 59 current contracts pending sale this June compared to 64 a year ago. The number of current contracts is 8% lower than last June.

Months of Supply

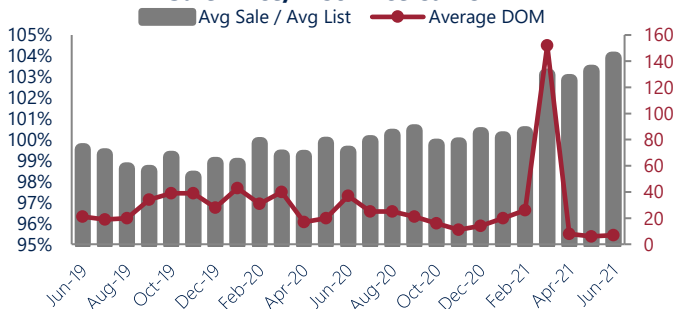
In June, there was 0.9 months of supply available in Southern Mechanicsville, compared to 1.2 in June 2020. That is a decrease of 20% versus a year ago.

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 Southern Mechanicsville was 103.9% of the average list price, which is 4.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 37, a decrease of 81%.

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