

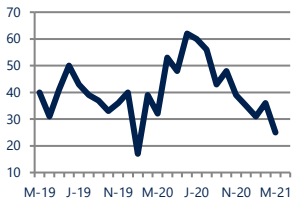


Focus On: Stephens City Housing Market

March 2021

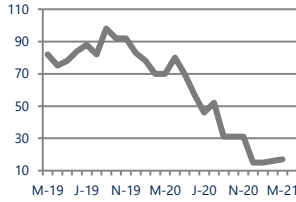
Zip Code(s): 22655

Units Sold
25



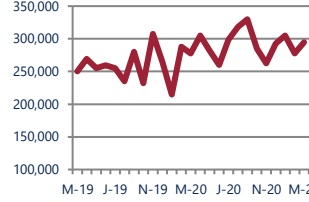
Down -22%
Vs. Year Ago

Active Inventory
17



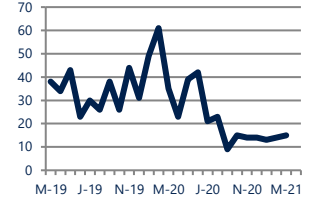
Down -76%
Vs. Year Ago

Median Sale Price
\$295,000



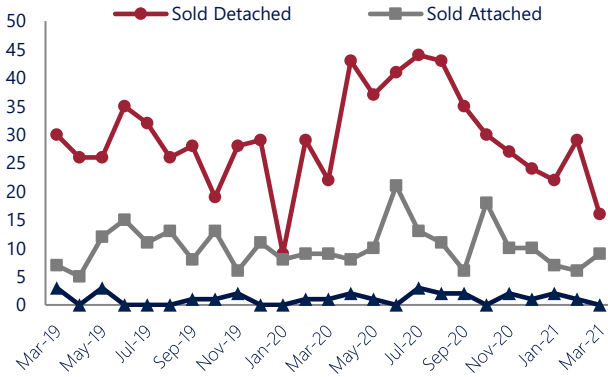
Up 6%
Vs. Year Ago

Days On Market
15



Down
Vs. Year Ago

Units Sold*



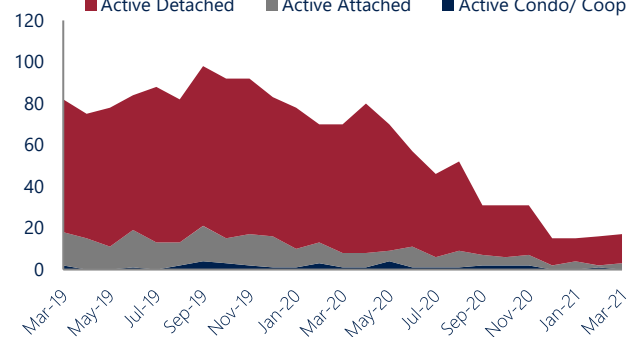
Units Sold

There was a decrease in total units sold in March, with 25 sold this month in Stephens City versus 36 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 22% versus March 2020.

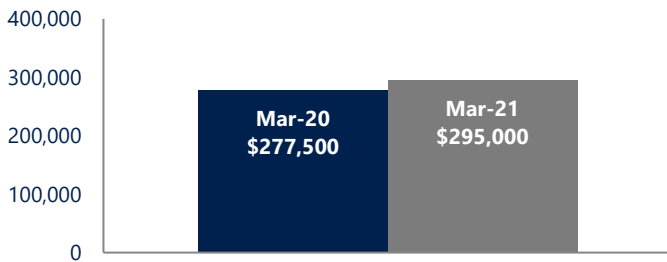
Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 76%. The total number of active inventory this March was 17 compared to 70 in March 2020. This month's total of 17 is higher than the previous month's total supply of available inventory of 16, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Stephens City Homes was \$277,500. This March, the median sale price was \$295,000, an increase of 6% or \$17,500 compared to last year. The current median sold price is 6% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Stephens City are defined as properties listed in zip code/s 22655.

*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.





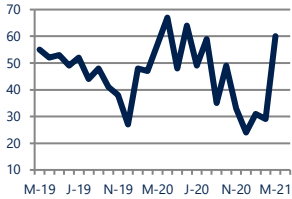
Focus On: **Stephens City Housing Market**

March 2021

Zip Code(s): 22655

New Listings

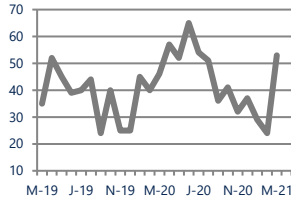
60



Up 5%
Vs. Year Ago

Current Contracts

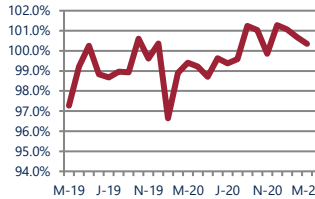
53



Up 15%
Vs. Year Ago

Sold Vs. List Price

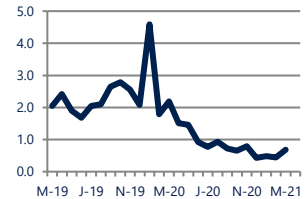
100.4%



Up 0.9%
Vs. Year Ago

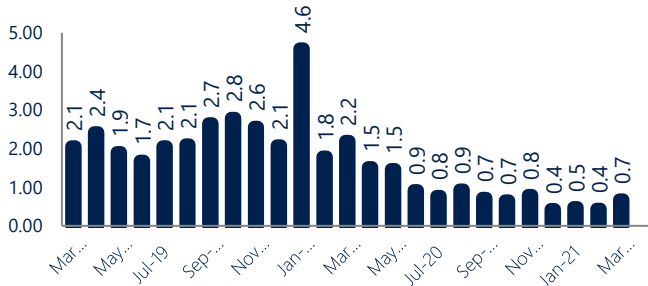
Months of Supply

0.7



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

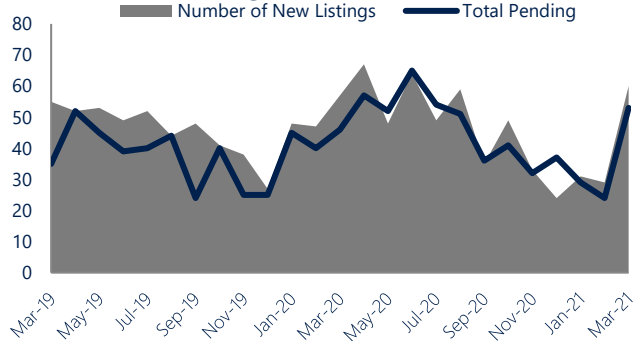
In March, there was 0.7 months of supply available in Stephens City, compared to 2.2 in March 2020. That is a decrease of 69% versus a year ago.

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.

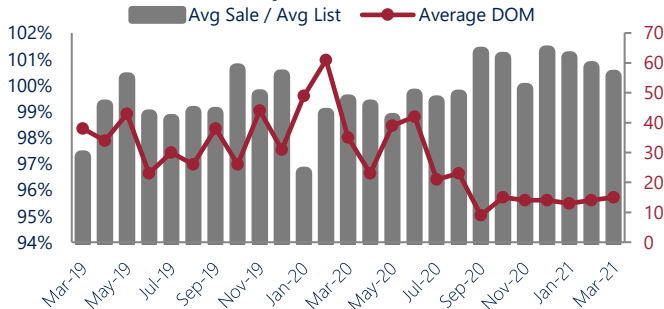
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Stephens City compared to 57 in March 2020, an increase of 5%. There were 53 current contracts pending sale this March compared to 46 a year ago. The number of current contracts is 15% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Stephens City was 100.4% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 35. This decrease was impacted by the limited number of sales.



Stephens City are defined as properties listed in zip code/s 22655.

*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.

