

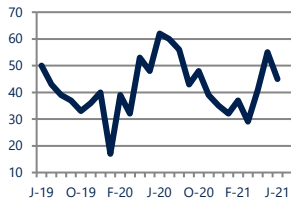


## Focus On: Stephens City Housing Market

June 2021

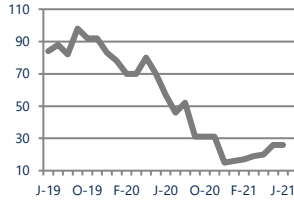
Zip Code(s): 22655

**Units Sold**  
45



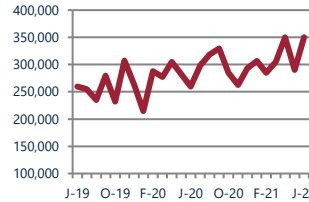
**Down -27%**  
Vs. Year Ago

**Active Inventory**  
26



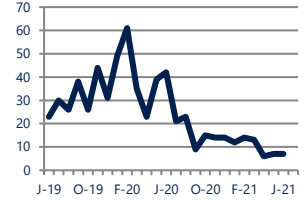
**Down -54%**  
Vs. Year Ago

**Median Sale Price**  
\$349,900

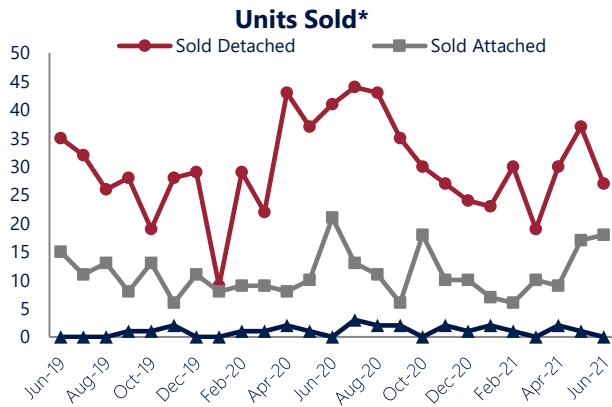


**Up 35%**  
Vs. Year Ago

**Days On Market**  
7

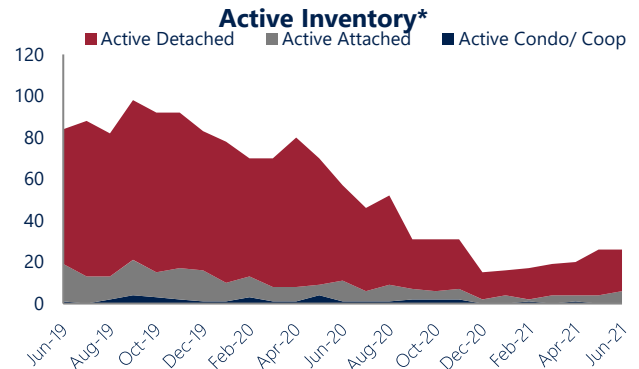


**Down -83%**  
Vs. Year Ago



### Units Sold

There was a decrease in total units sold in June, with 45 sold this month in Stephens City versus 55 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 27% versus June 2020.



### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 54%. The total number of active inventory this June was 26 compared to 57 in June 2020. This month's supply remained stable as compared to last month.

### Median Sale Price



### Median Sale Price

Last June, the median sale price for Stephens City Homes was \$259,900. This June, the median sale price was \$349,900, an increase of \$90,000 compared to last year. The current median sold price is 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.

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.





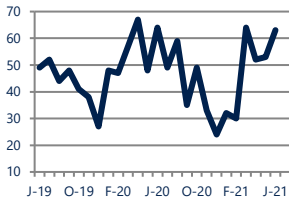
## Focus On: Stephens City Housing Market

June 2021

Zip Code(s): 22655

### New Listings

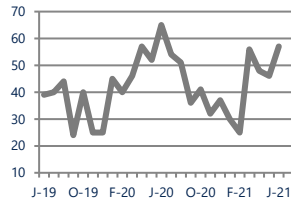
63



Down -2%  
Vs. Year Ago

### Current Contracts

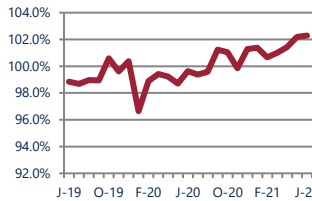
57



Down -12%  
Vs. Year Ago

### Sold Vs. List Price

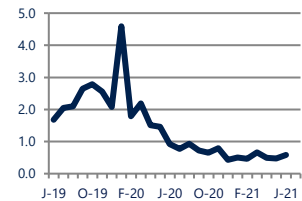
102.3%



Up 2.7%  
Vs. Year Ago

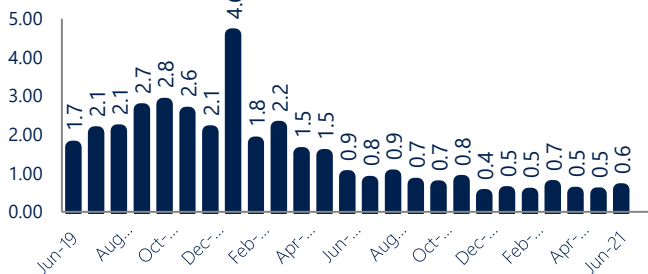
### Months of Supply

0.6



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

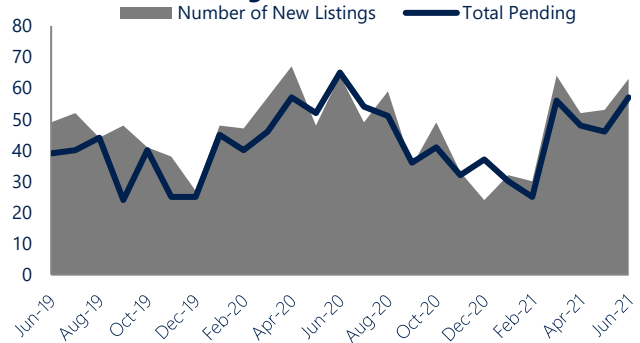
In June, there was 0.6 months of supply available in Stephens City, compared to 0.9 in June 2020. That is a decrease of 37% versus a year ago.

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.

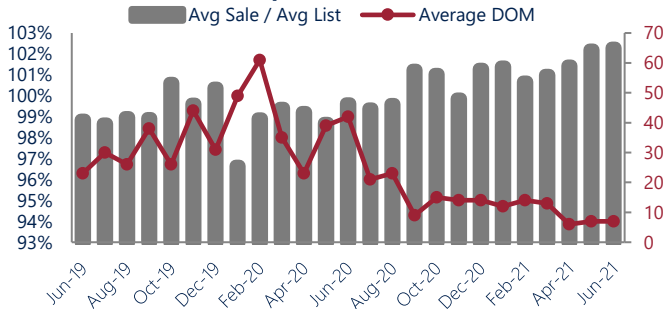
### New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Stephens City compared to 64 in June 2020, a decrease of 2%. There were 57 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 12% 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 Stephens City was 102.3% of the average list price, which is 2.7% 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 42, a decrease of 83%.

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