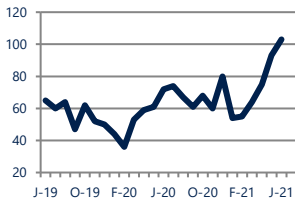




Zip Code(s): 23608 and 23603

### Units Sold

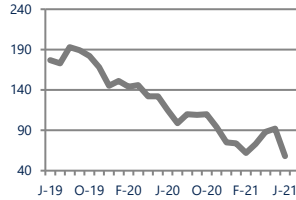
103



**Up**  
Vs. Year Ago

### Active Inventory

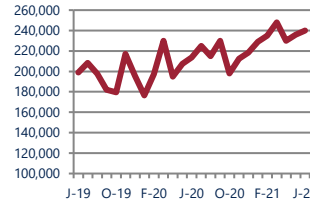
58



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

### Median Sale Price

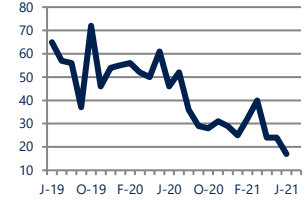
\$239,900



**Up 12%**  
Vs. Year Ago

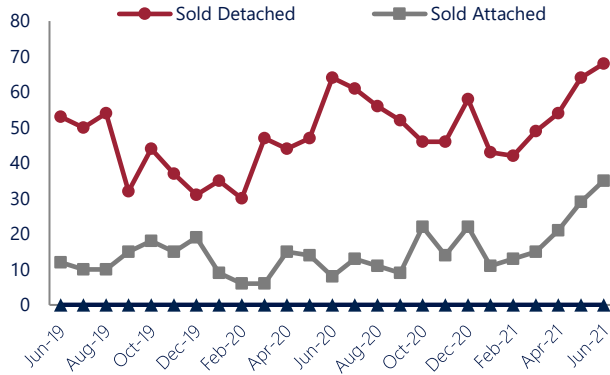
### Days On Market

17



**Down -63%**  
Vs. Year Ago

### Units Sold\*



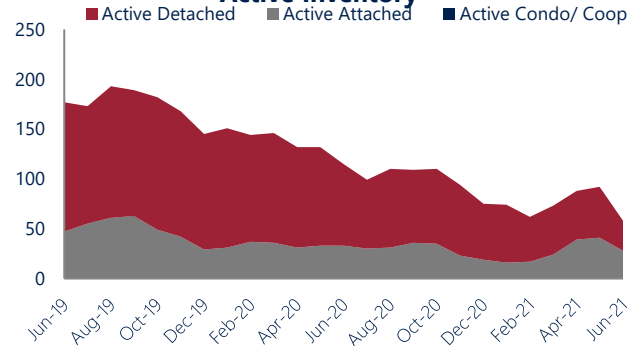
### Units Sold

There was an increase in total units sold in June, with 103 sold this month in Stoney Brook Estates, Cliveden, and Lee Hall. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 50%. The total number of active inventory this June was 58 compared to 115 in June 2020. This month's total of 58 is lower than the previous month's total supply of available inventory of 92, a decrease of 37%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Stoney Brook Estates, Cliveden, and Lee Hall Homes was \$213,750. This June, the median sale price was \$239,900, an increase of 12% or \$26,150 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.

Stoney Brook Estates, Cliveden, and Lee Hall are defined as properties listed in zip code/s 23608 and 23603.

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

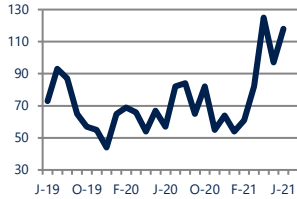




Zip Code(s): 23608 and 23603

### New Listings

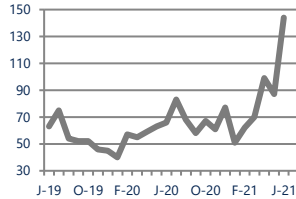
118



Up 107%  
Vs. Year Ago

### Current Contracts

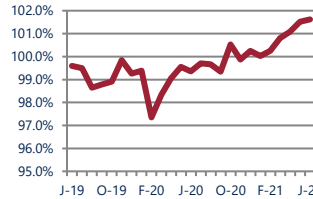
144



Up 118%  
Vs. Year Ago

### Sold Vs. List Price

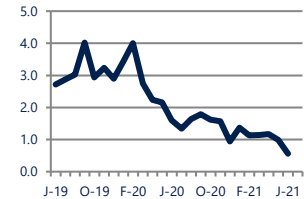
101.6%



Up 2.3%  
Vs. Year Ago

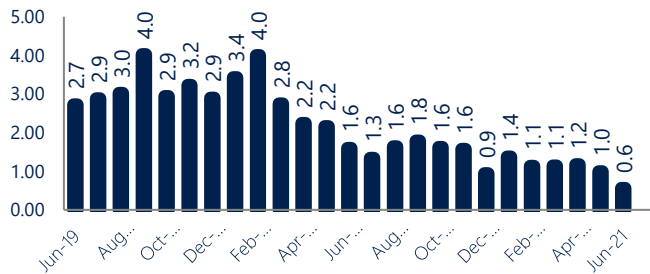
### Months of Supply

0.6



Down -65%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

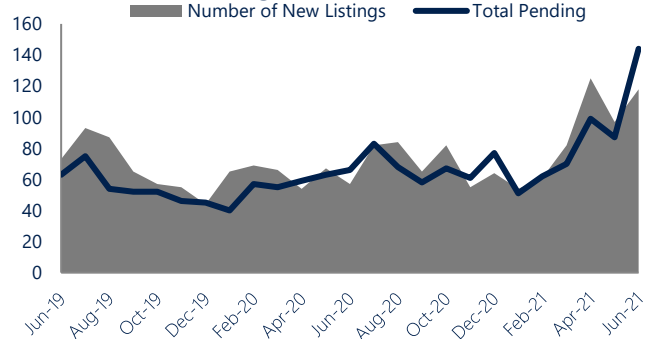
This month there were 118 homes newly listed for sale in Stoney Brook Estates, Cliveden, and Lee Hall compared to 57 in June 2020, an increase of 107%. There were 144 current contracts pending sale this June compared to 66 a year ago. The number of current contracts is 118% higher than last June.

### Months of Supply

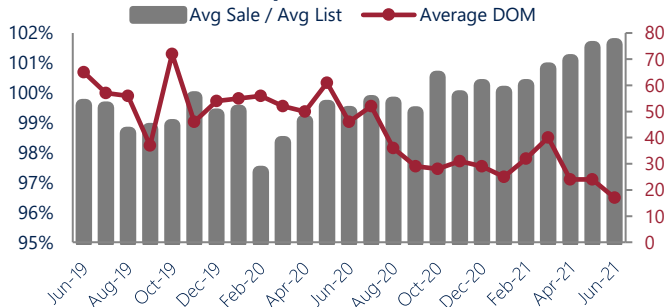
In June, there was 0.6 months of supply available in Stoney Brook Estates, Cliveden, and Lee Hall, compared to 1.6 in June 2020. That is a decrease of 65% versus a year ago.

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 Stoney Brook Estates, Cliveden, and Lee Hall was 101.6% of the average list price, which is 2.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 46, a decrease of 63%.

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