



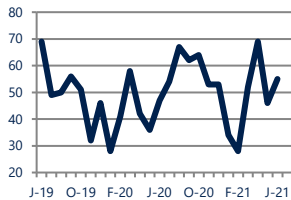
Focus On: Town of Culpeper Housing Market

June 2021

Zip Code(s): 22701

Units Sold

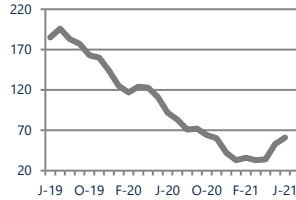
55



Up 17%
Vs. Year Ago

Active Inventory

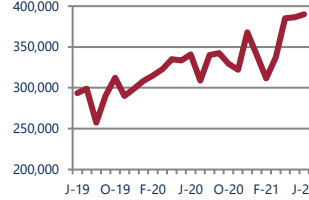
61



Down -34%
Vs. Year Ago

Median Sale Price

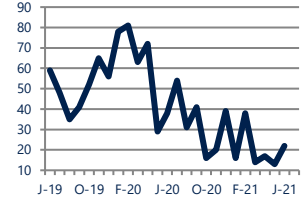
\$390,000



Up 14%
Vs. Year Ago

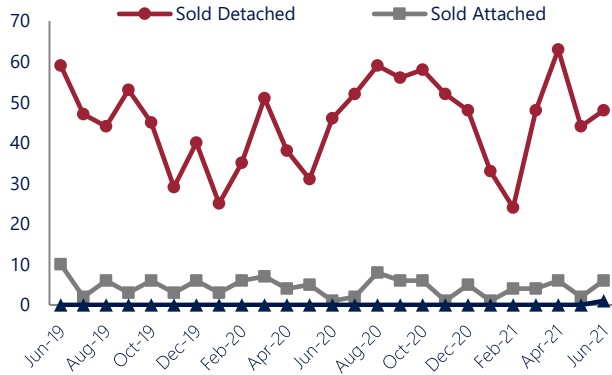
Days On Market

22



Down -42%
Vs. Year Ago

Units Sold*



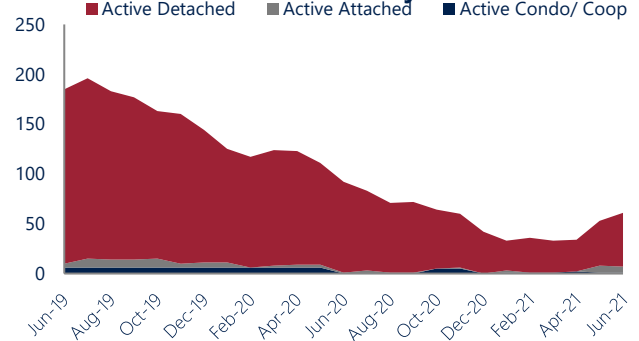
Units Sold

There was an increase in total units sold in June, with 55 sold this month in Town of Culpeper versus 46 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 34%. The total number of active inventory this June was 61 compared to 92 in June 2020. This month's total of 61 is higher than the previous month's total supply of available inventory of 53, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Town of Culpeper Homes was \$341,000. This June, the median sale price was \$390,000, an increase of 14% or \$49,000 compared to last year. The current median sold price is 1% 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.

Town of Culpeper are defined as properties listed in zip code/s 22701.

*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.





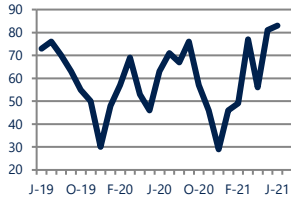
Focus On: Town of Culpeper Housing Market

June 2021

Zip Code(s): 22701

New Listings

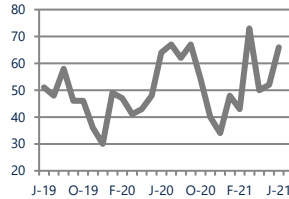
83



Up 32%
Vs. Year Ago

Current Contracts

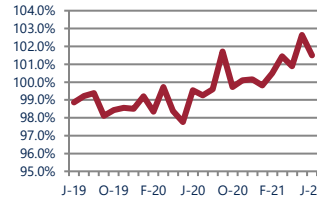
66



Up 3%
Vs. Year Ago

Sold Vs. List Price

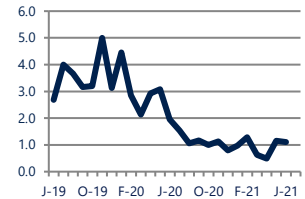
101.5%



Up 2%
Vs. Year Ago

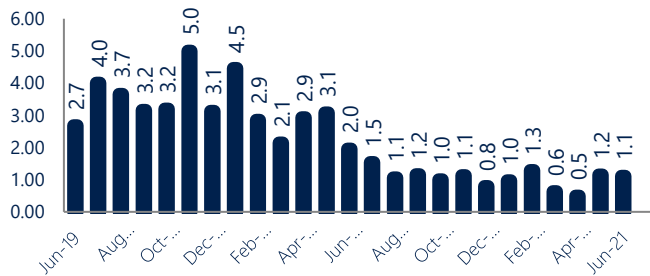
Months of Supply

1.1



Down -43%
Vs. Year Ago

Months of Supply



Months of Supply

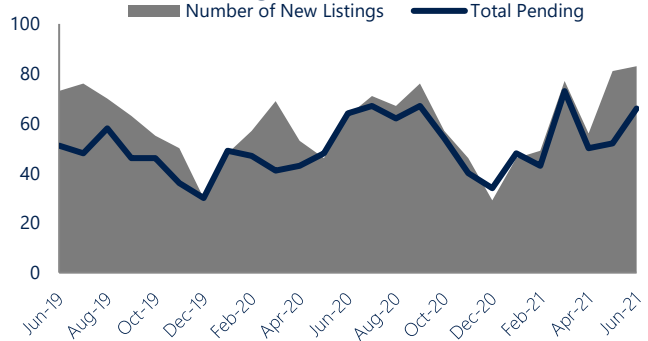
In June, there was 1.1 months of supply available in Town of Culpeper, compared to 2.0 in June 2020. That is a decrease of 43% versus a year ago.

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.

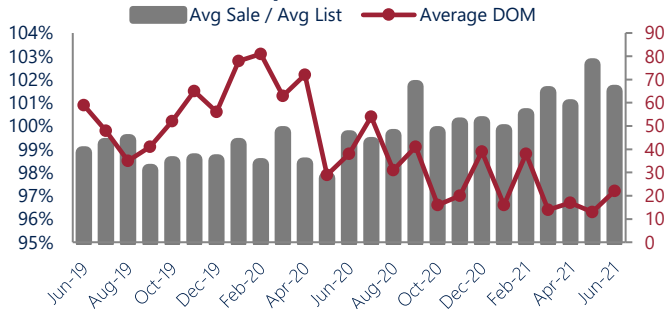
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Town of Culpeper compared to 63 in June 2020, an increase of 32%. There were 66 current contracts pending sale this June compared to 64 a year ago. The number of current contracts is 3% higher 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 Town of Culpeper was 101.5% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 38, a decrease of 42%.

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