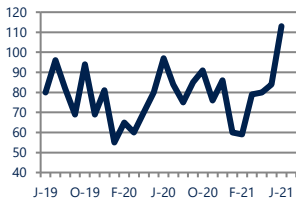




Zip Code(s): 23075, 23150 and 23231

Units Sold

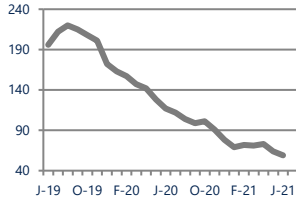
113



Up 16%
Vs. Year Ago

Active Inventory

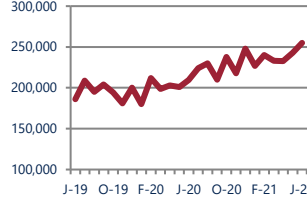
59



Down -50%
Vs. Year Ago

Median Sale Price

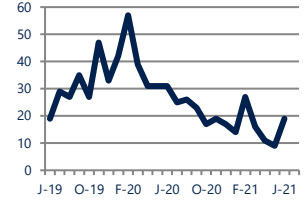
\$255,000



Up 22%
Vs. Year Ago

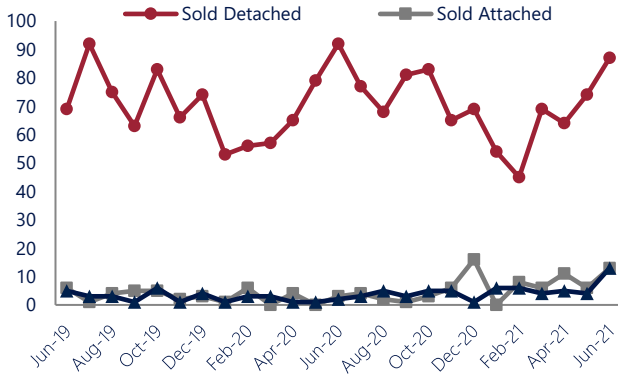
Days On Market

19



Down -39%
Vs. Year Ago

Units Sold*



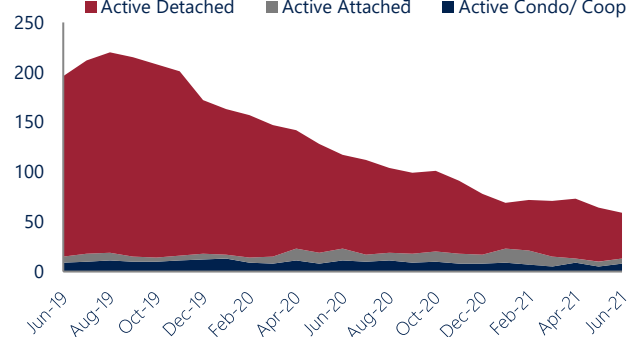
Units Sold

There was an increase in total units sold in June, with 113 sold this month in Varina, Highland Springs, and Southern Henrico County versus 84 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 16% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 50%. The total number of active inventory this June was 59 compared to 117 in June 2020. This month's total of 59 is lower than the previous month's total supply of available inventory of 64, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Varina, Highland Springs, and Southern Henrico County Homes was \$209,500. This June, the median sale price was \$255,000, an increase of 22% or \$45,500 compared to last year. The current median sold price is 5% 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.

Varina, Highland Springs, and Southern Henrico County are defined as properties listed in zip code/s 23075, 23150 and 23231.

*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.

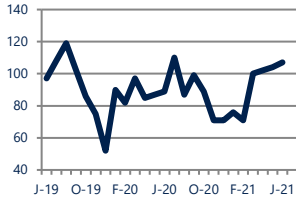




Zip Code(s): 23075, 23150 and 23231

New Listings

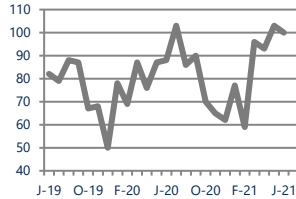
107



Up 20%
Vs. Year Ago

Current Contracts

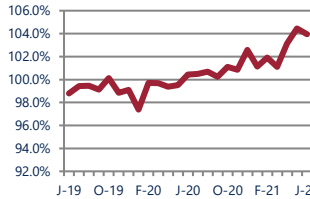
100



Up 14%
Vs. Year Ago

Sold Vs. List Price

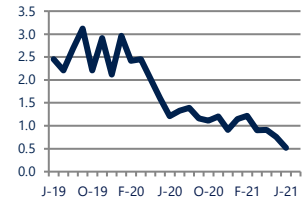
103.9%



Up 3.5%
Vs. Year Ago

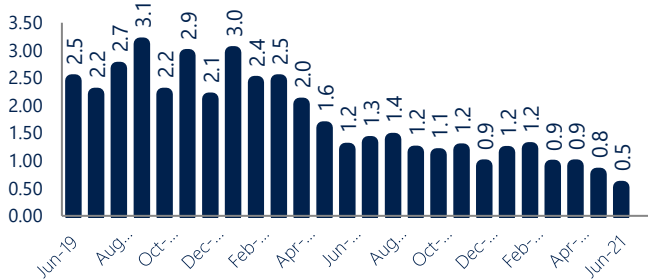
Months of Supply

0.5



Down -57%
Vs. Year Ago

Months Of Supply



Months of Supply

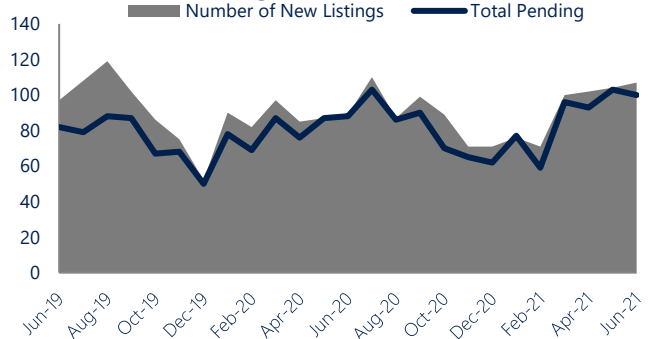
In June, there was 0.5 months of supply available in Varina, Highland Springs, and Southern Henrico County, compared to 1.2 in June 2020. That is a decrease of 57% versus a year ago.

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.

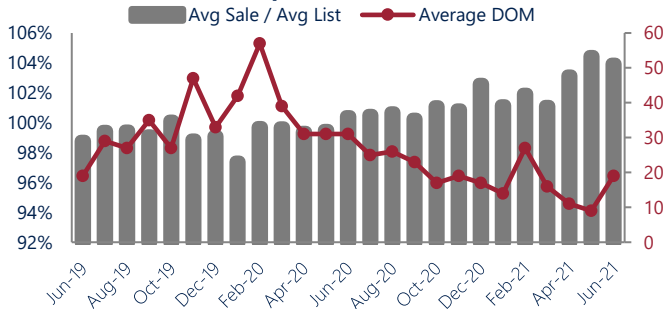
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Varina, Highland Springs, and Southern Henrico County compared to 89 in June 2020, an increase of 20%. There were 100 current contracts pending sale this June compared to 88 a year ago. The number of current contracts is 14% 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 Varina, Highland Springs, and Southern Henrico County was 103.9% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 31, a decrease of 39%.



Varina, Highland Springs, and Southern Henrico County are defined as properties listed in zip code/s 23075, 23150 and 23231.

*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.

