



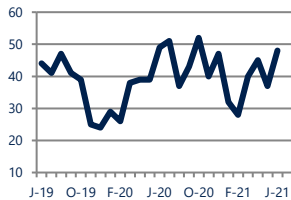
Focus On: Vinton and Southeast Roanoke County Housing Market

June 2021

Zip Code(s): 24179 and 24014

Units Sold

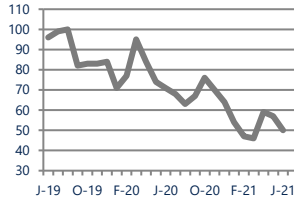
48



Down -2%
 Vs. Year Ago

Active Inventory

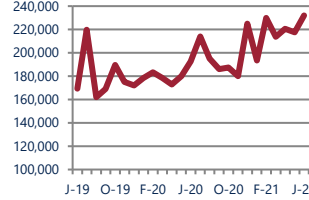
50



Down -30%
 Vs. Year Ago

Median Sale Price

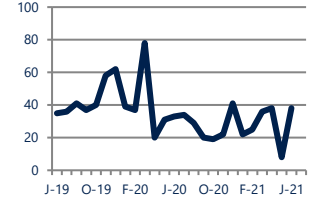
\$232,000



Up 21%
 Vs. Year Ago

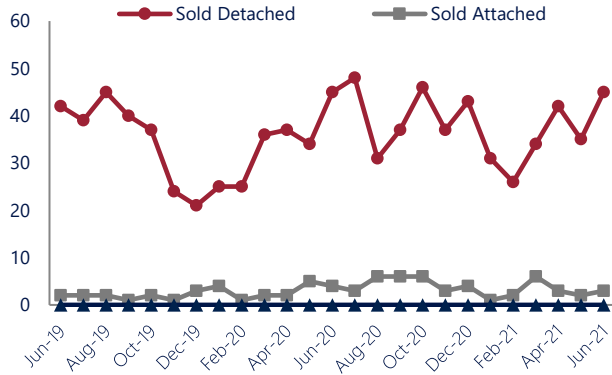
Days On Market

38



Up 15%
 Vs. Year Ago

Units Sold*



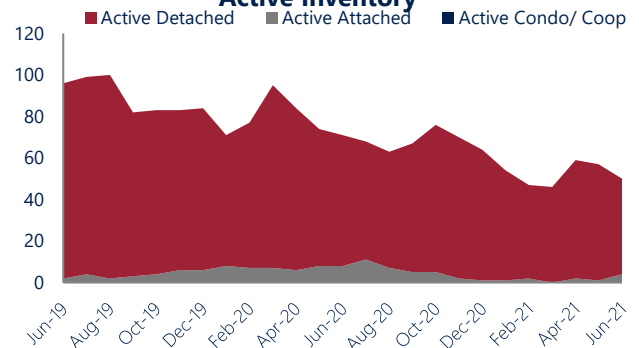
Units Sold

There was an increase in total units sold in June, with 48 sold this month in Vinton and Southeast Roanoke County versus 37 last month, an increase of 30%. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 30%. The total number of active inventory this June was 50 compared to 71 in June 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 57, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Vinton and Southeast Roanoke County Homes was \$192,500. This June, the median sale price was \$232,000, an increase of 21% or \$39,500 compared to last year. The current median sold price is 7% 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.

Vinton and Southeast Roanoke County are defined as properties listed in zip code/s 24179 and 24014.

*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 the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.





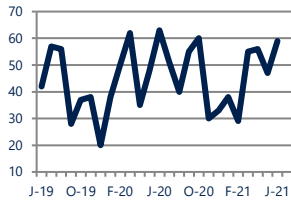
Focus On: Vinton and Southeast Roanoke County Housing Market

June 2021

Zip Code(s): 24179 and 24014

New Listings

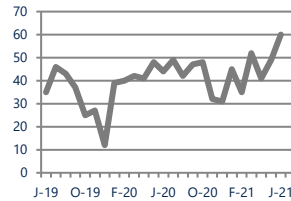
59



Down -6%
Vs. Year Ago

Current Contracts

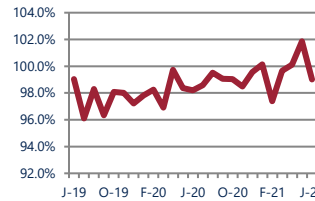
60



Up 36%
Vs. Year Ago

Sold Vs. List Price

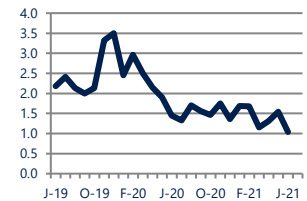
99.0%



Up 0.8%
Vs. Year Ago

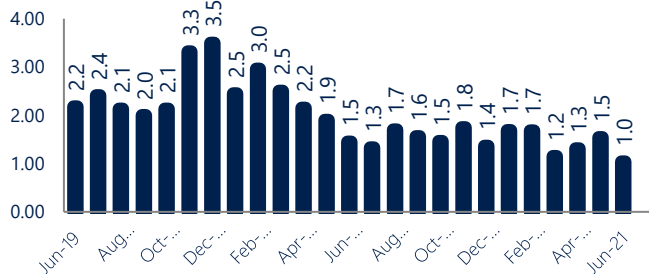
Months of Supply

1.0



Down -28%
Vs. Year Ago

Months of Supply



Months of Supply

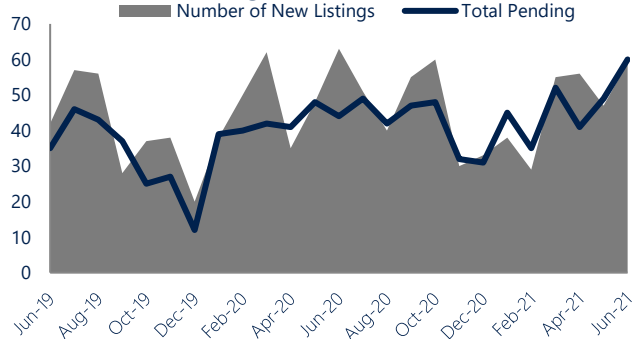
In June, there was 1.0 months of supply available in Vinton and Southeast Roanoke County, compared to 1.4 in June 2020. That is a decrease of 28% versus a year ago.

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.

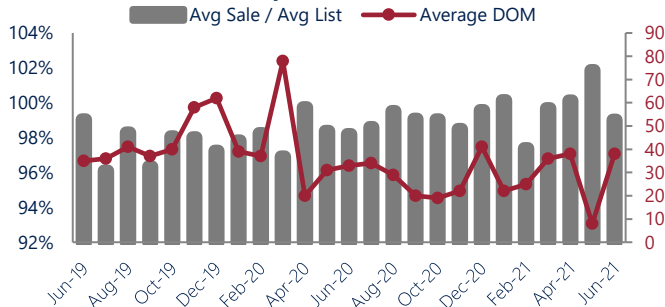
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Vinton and Southeast Roanoke County compared to 63 in June 2020, a decrease of 6%. There were 60 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 36% 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 Vinton and Southeast Roanoke County was 99.0% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 33, an increase of 15%.



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