



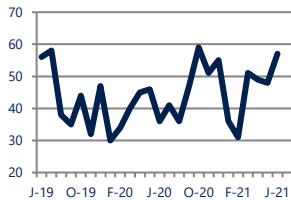
Focus On: Westover Hills Housing Market

June 2021

Zip Code(s): 23225

Units Sold

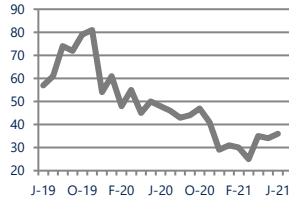
57



Up
Vs. Year Ago

Active Inventory

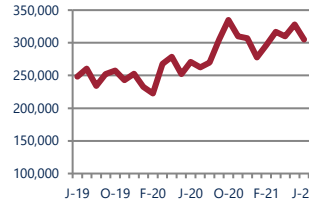
36



Down -25%
Vs. Year Ago

Median Sale Price

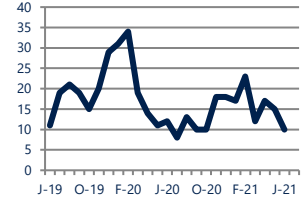
\$305,000



Up 13%
Vs. Year Ago

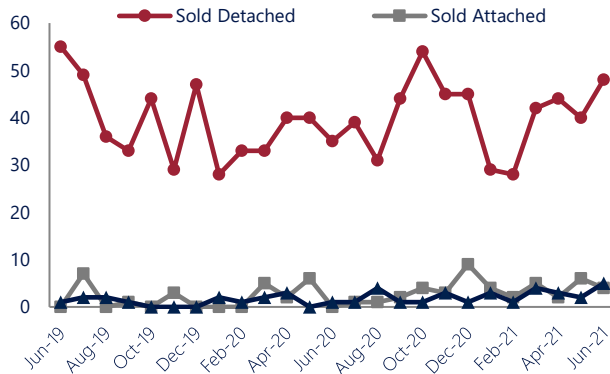
Days On Market

10



Down -17%
Vs. Year Ago

Units Sold*



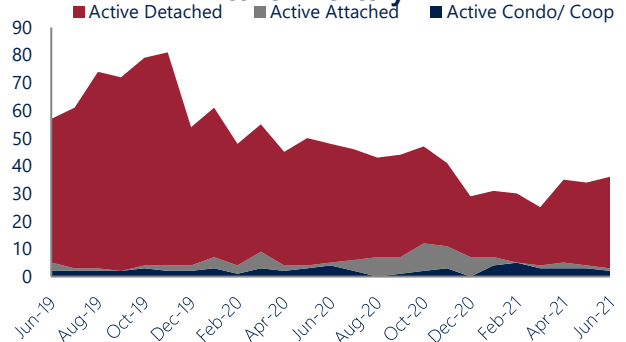
Units Sold

There was an increase in total units sold in June, with 57 sold this month in Westover Hills. This month's total units sold was higher than at this time last year.

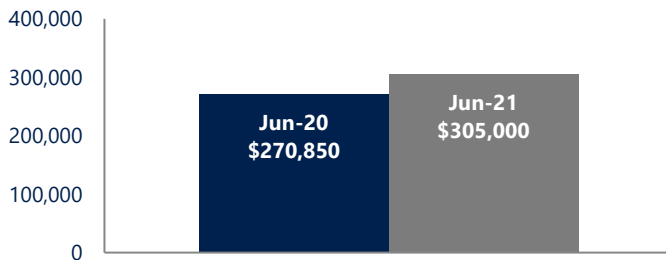
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 25%. The total number of active inventory this June was 36 compared to 48 in June 2020. This month's total of 36 is higher than the previous month's total supply of available inventory of 34, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Westover Hills Homes was \$270,850. This June, the median sale price was \$305,000, an increase of 13% or \$34,150 compared to last year. The current median sold price is 7% lower 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.

Westover Hills are defined as properties listed in zip code/s 23225.

*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.





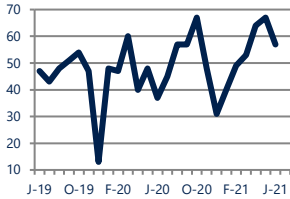
Focus On: Westover Hills Housing Market

June 2021

Zip Code(s): 23225

New Listings

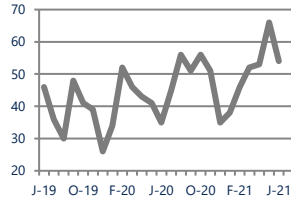
57



Up 54%
Vs. Year Ago

Current Contracts

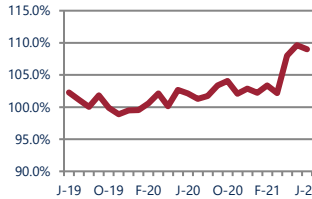
54



Up 54%
Vs. Year Ago

Sold Vs. List Price

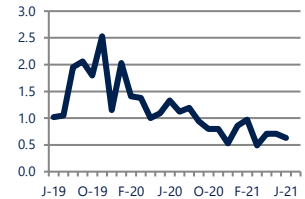
109.0%



Up
Vs. Year Ago

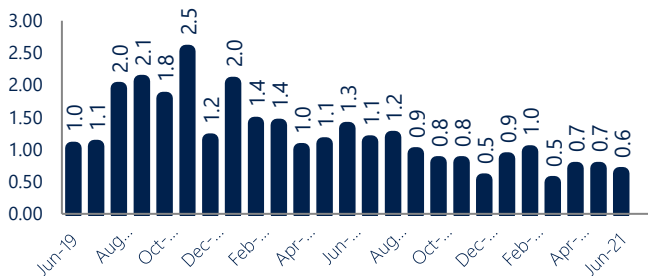
Months of Supply

0.6



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

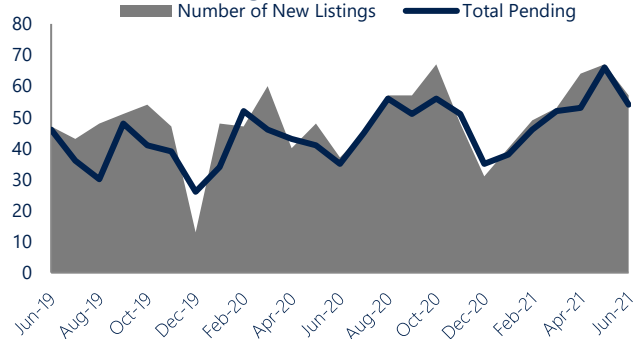
In June, there was 0.6 months of supply available in Westover Hills, compared to 1.3 in June 2020. That is a decrease of 53% versus a year ago.

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.

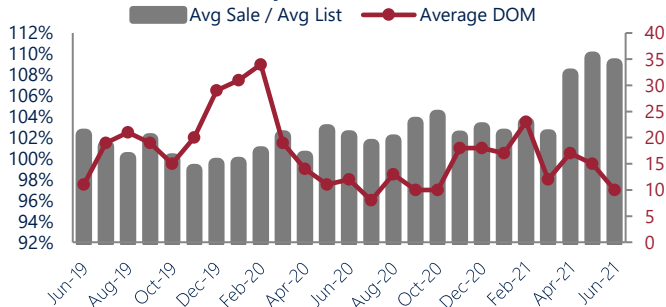
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Westover Hills compared to 37 in June 2020, an increase of 54%. There were 54 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 54% 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 Westover Hills was 109.0% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 12, a decrease of 17%.

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