



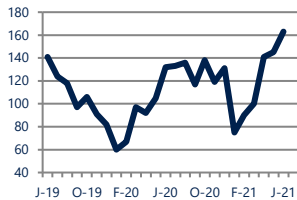
Focus On: Woodlake and Brandermill Housing Market

June 2021

Zip Code(s): 23112

Units Sold

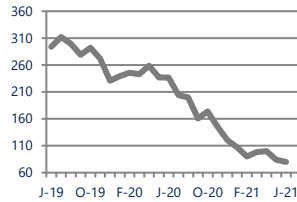
163



Up 23%
Vs. Year Ago

Active Inventory

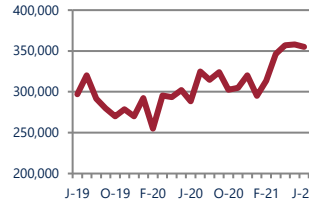
80



Down -66%
Vs. Year Ago

Median Sale Price

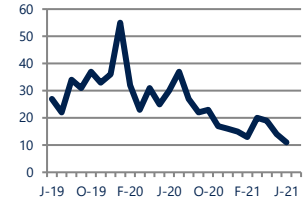
\$355,000



Up 23%
Vs. Year Ago

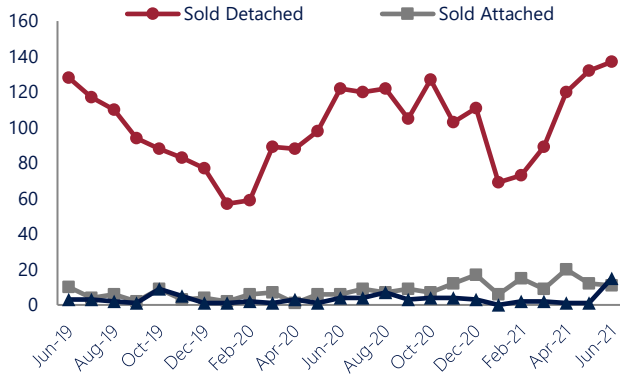
Days On Market

11



Down -63%
Vs. Year Ago

Units Sold*



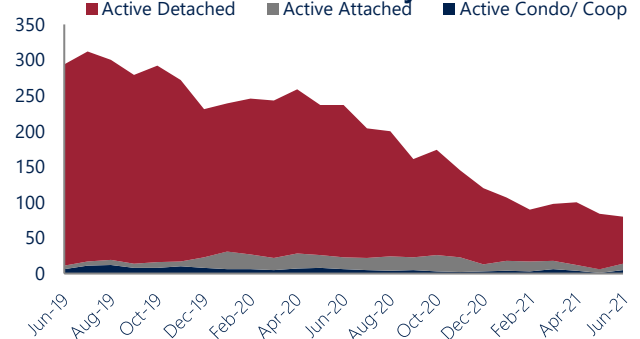
Units Sold

There was an increase in total units sold in June, with 163 sold this month in Woodlake and Brandermill versus 145 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 23% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 157 units or 66%. The total number of active inventory this June was 80 compared to 237 in June 2020. This month's total of 80 is lower than the previous month's total supply of available inventory of 84, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Woodlake and Brandermill Homes was \$288,250. This June, the median sale price was \$355,000, an increase of 23% or \$66,750 compared to last year. The current median sold price is 1% 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.

Woodlake and Brandermill are defined as properties listed in zip code/s 23112.

*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.





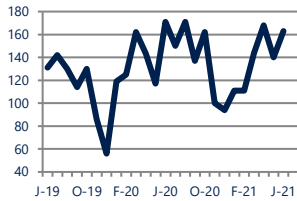
Focus On: Woodlake and Brandermill Housing Market

June 2021

Zip Code(s): 23112

New Listings

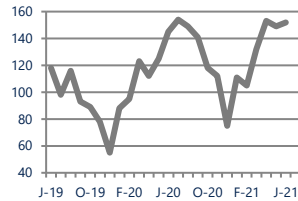
163



Down -5%
Vs. Year Ago

Current Contracts

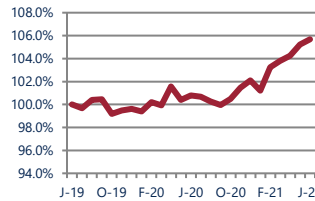
152



Up 5%
Vs. Year Ago

Sold Vs. List Price

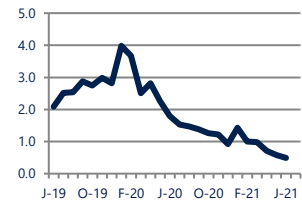
105.7%



Up 4.9%
Vs. Year Ago

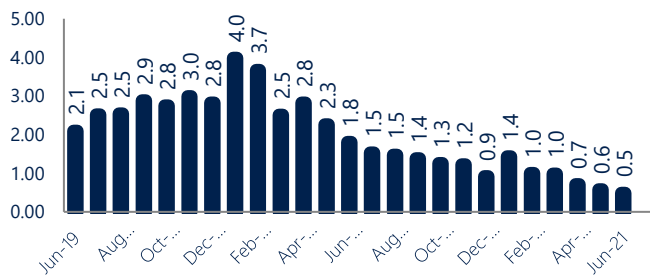
Months of Supply

0.5



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

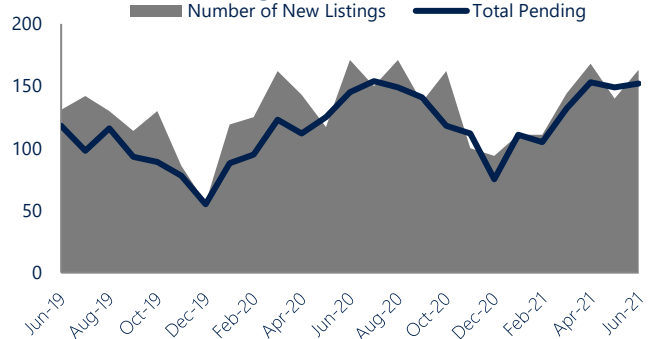
In June, there was 0.5 months of supply available in Woodlake and Brandermill, compared to 1.8 in June 2020. That is a decrease of 73% versus a year ago.

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.

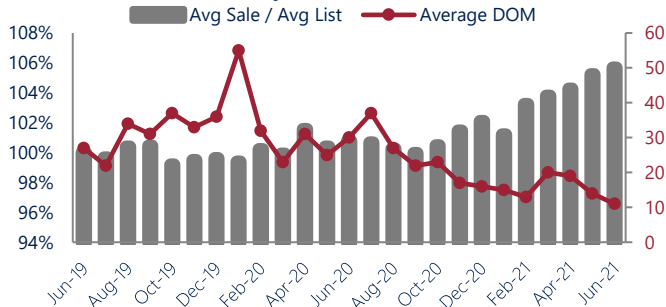
New Listings & Current Contracts

This month there were 163 homes newly listed for sale in Woodlake and Brandermill compared to 171 in June 2020, a decrease of 5%. There were 152 current contracts pending sale this June compared to 145 a year ago. The number of current contracts is 5% 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 Woodlake and Brandermill was 105.7% of the average list price, which is 4.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 30, a decrease of 63%.

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