



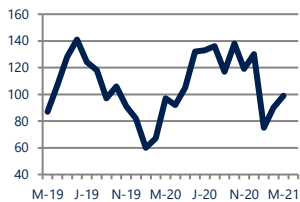
Focus On: Woodlake and Brandermill Housing Market

March 2021

Zip Code(s): 23112

Units Sold

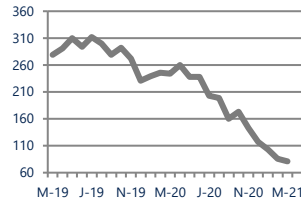
99



Up 2%
Vs. Year Ago

Active Inventory

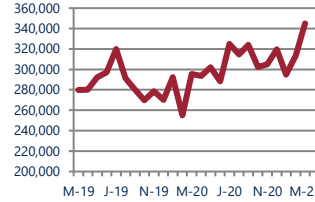
81



Down -67%
Vs. Year Ago

Median Sale Price

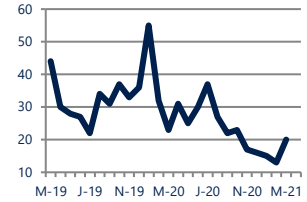
\$345,000



Up 17%
Vs. Year Ago

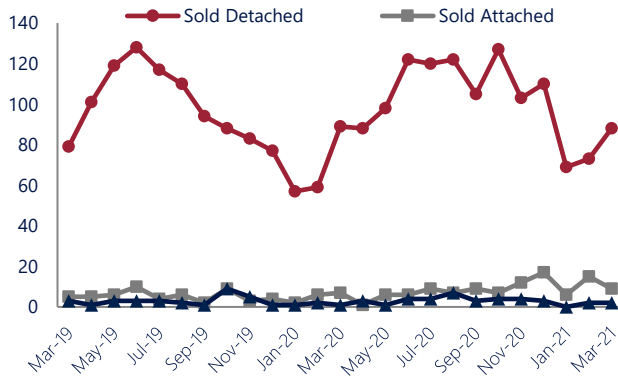
Days On Market

20



Down -13%
Vs. Year Ago

Units Sold*



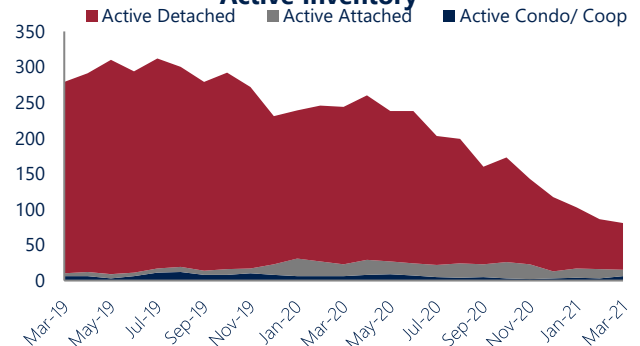
Units Sold

There was an increase in total units sold in March, with 99 sold this month in Woodlake and Brandermill versus 90 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 2% versus March 2020.

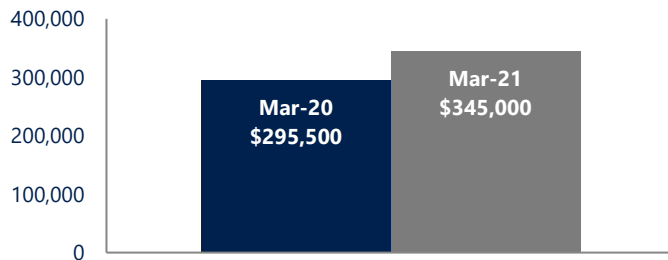
Active Inventory

Versus last year, the total number of homes available this month is lower by 163 units or 67%. The total number of active inventory this March was 81 compared to 244 in March 2020. This month's total of 81 is lower than the previous month's total supply of available inventory of 86, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Woodlake and Brandermill Homes was \$295,500. This March, the median sale price was \$345,000, an increase of 17% or \$49,500 compared to last year. The current median sold price is 10% higher than in February.

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.

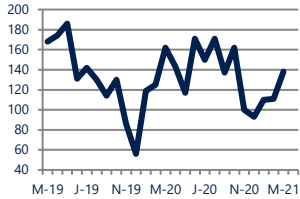




Zip Code(s): 23112

New Listings

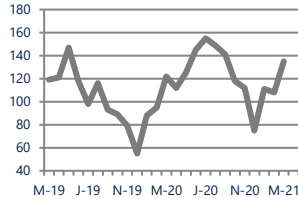
138



Down -15%
Vs. Year Ago

Current Contracts

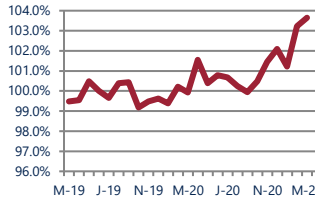
135



Up 11%
Vs. Year Ago

Sold Vs. List Price

103.7%



Up 3.7%
Vs. Year Ago

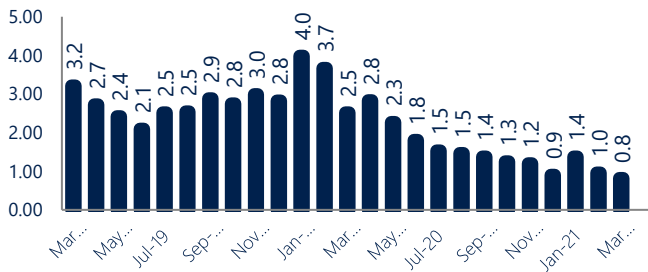
Months of Supply

0.8



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

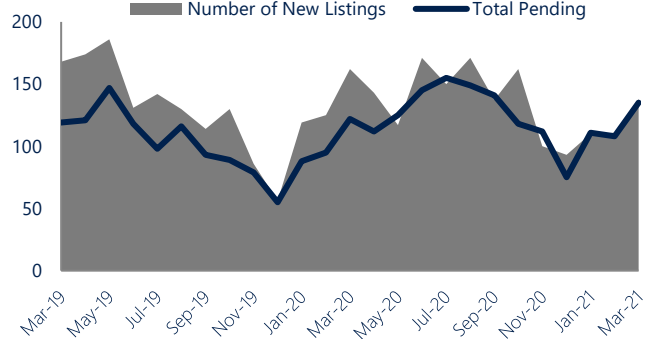
In March, there was 0.8 months of supply available in Woodlake and Brandermill, compared to 2.5 in March 2020. That is a decrease of 67% versus a year ago.

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.

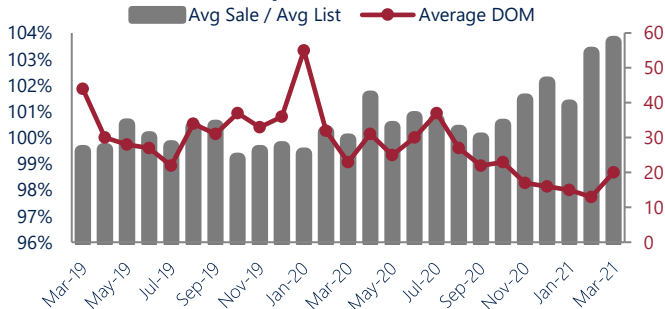
New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Woodlake and Brandermill compared to 162 in March 2020, a decrease of 15%. There were 135 current contracts pending sale this March compared to 122 a year ago. The number of current contracts is 11% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Woodlake and Brandermill was 103.7% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 23, a decrease of 13%.

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