

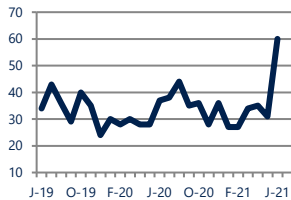


## Focus On: Charles Town Housing Market

June 2021

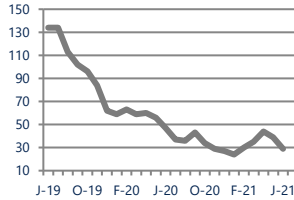
Zip Code(s): 25414

### Units Sold 60



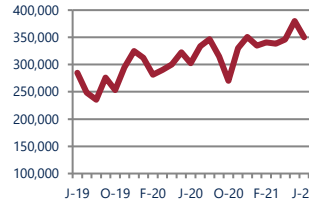
Up  
Vs. Year Ago

### Active Inventory 29



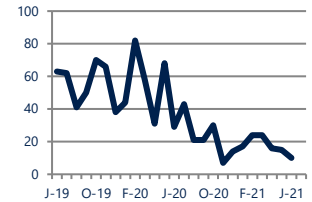
Down -38%  
Vs. Year Ago

### Median Sale Price \$350,000

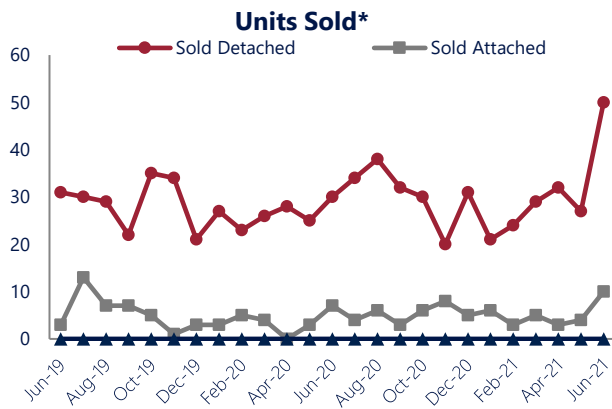


Up 16%  
Vs. Year Ago

### Days On Market 10



Down -66%  
Vs. Year Ago

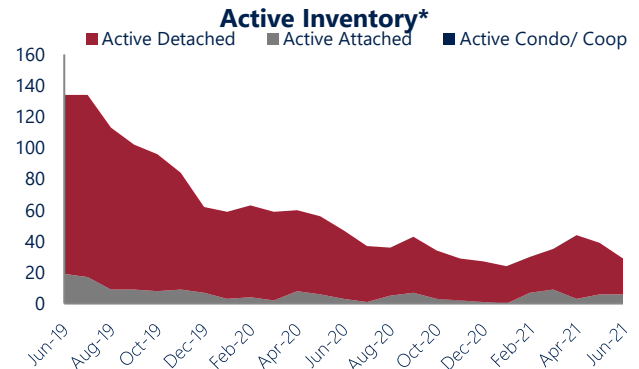


### Units Sold

There was an increase in total units sold in June, with 60 sold this month in Charles Town. 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 18 units or 38%. The total number of active inventory this June was 29 compared to 47 in June 2020. This month's total of 29 is lower than the previous month's total supply of available inventory of 39, a decrease of 26%.



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Charles Town Homes was \$302,500. This June, the median sale price was \$350,000, an increase of 16% or \$47,500 compared to last year. The current median sold price is 8% 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.

Charles Town are defined as properties listed in zip code/s 25414.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





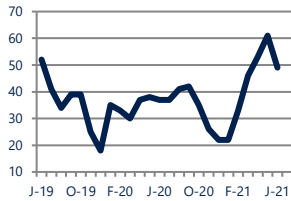
## Focus On: Charles Town Housing Market

June 2021

Zip Code(s): 25414

### New Listings

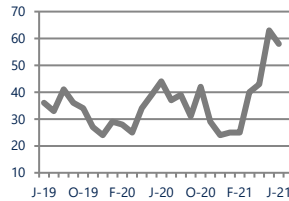
49



Up 32%  
Vs. Year Ago

### Current Contracts

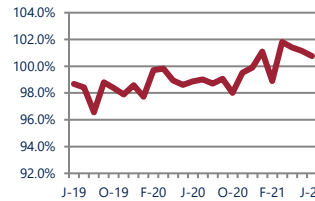
58



Up 32%  
Vs. Year Ago

### Sold Vs. List Price

100.8%



Up 1.9%  
Vs. Year Ago

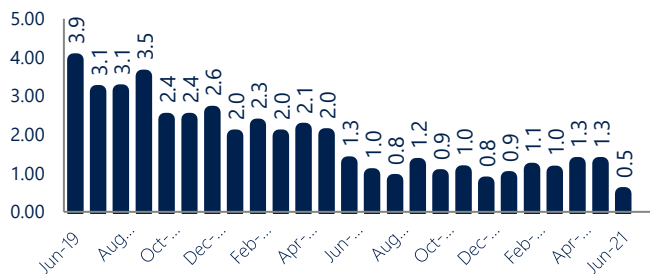
### Months of Supply

0.5



Down -62%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

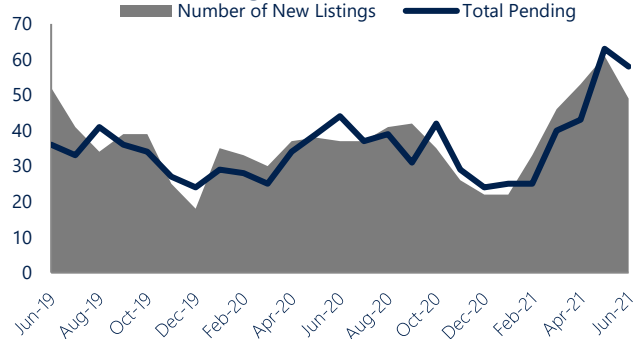
In June, there was 0.5 months of supply available in Charles Town, compared to 1.3 in June 2020. That is a decrease of 62% versus a year ago.

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.

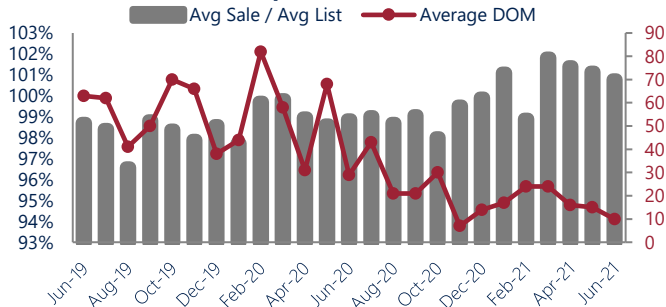
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Charles Town compared to 37 in June 2020, an increase of 32%. There were 58 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 32% 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 Charles Town was 100.8% of the average list price, which is 1.9% 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 29, a decrease of 66%.

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