

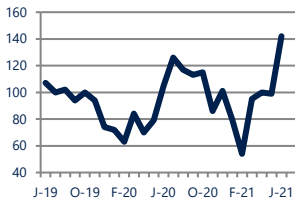


**Focus On: Jefferson County Housing Market**

June 2021

**Units Sold**

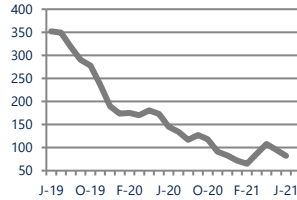
**142**



**Up**  
Vs. Year Ago

**Active Inventory**

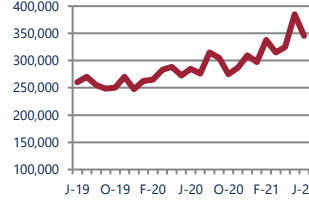
**82**



**Down -43%**  
Vs. Year Ago

**Median Sale Price**

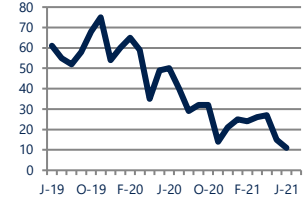
**\$345,398**



**Up 21%**  
Vs. Year Ago

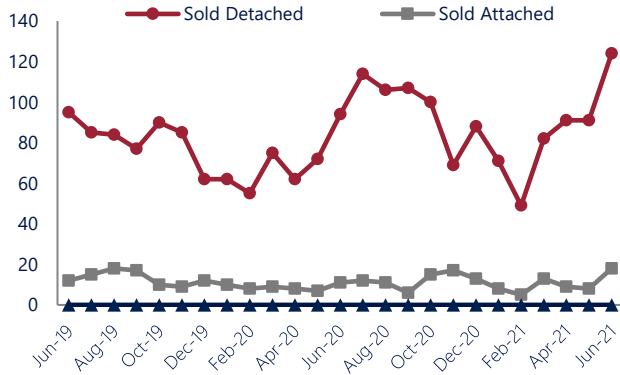
**Days On Market**

**11**



**Down -78%**  
Vs. Year Ago

**Units Sold\***



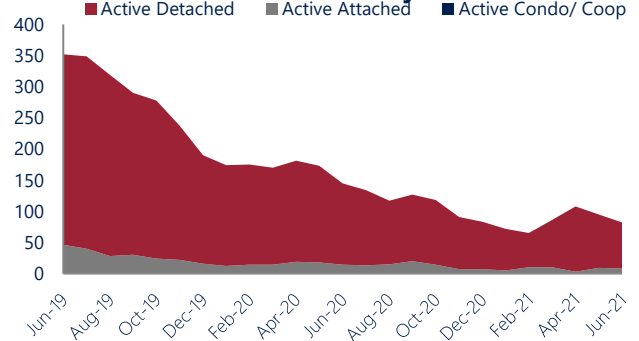
**Units Sold**

There was an increase in total units sold in June, with 142 sold this month in Jefferson County. 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 63 units or 43%. The total number of active inventory this June was 82 compared to 145 in June 2020. This month's total of 82 is lower than the previous month's total supply of available inventory of 95, a decrease of 14%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Jefferson County Homes was \$285,000. This June, the median sale price was \$345,398, an increase of 21% or \$60,398 compared to last year. The current median sold price is 10% 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.

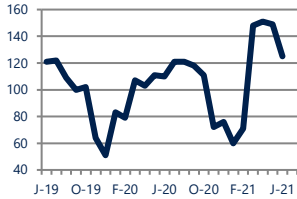


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



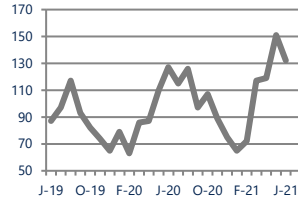


**New Listings**  
125



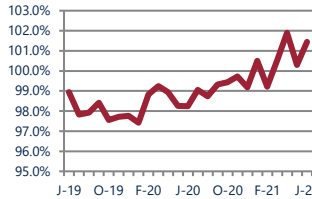
Up 14%  
Vs. Year Ago

**Current Contracts**  
132



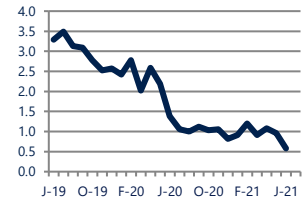
Up 4%  
Vs. Year Ago

**Sold Vs. List Price**  
101.5%



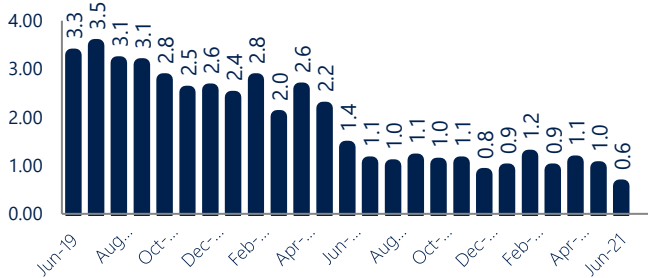
Up 3.3%  
Vs. Year Ago

**Months of Supply**  
0.6



Down -58%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

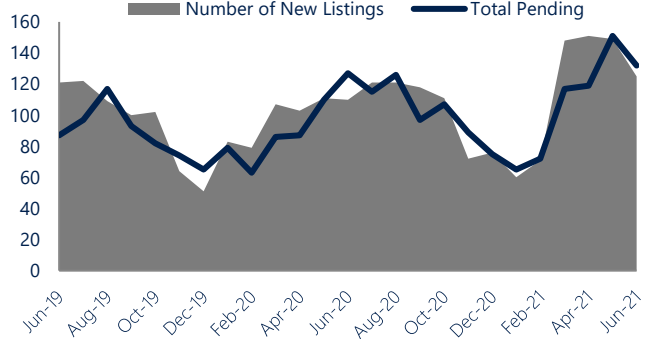
In June, there was 0.6 months of supply available in Jefferson County, compared to 1.4 in June 2020. That is a decrease of 58% versus a year ago.

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.

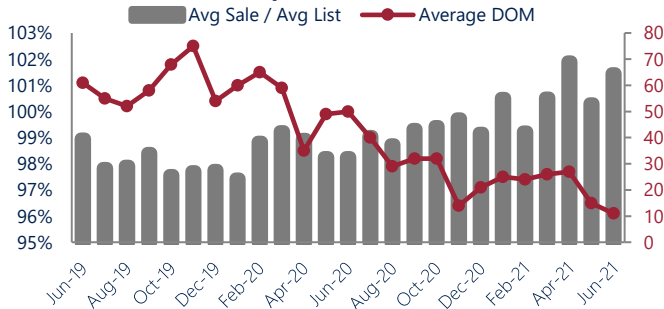
**New Listings & Current Contracts**

This month there were 125 homes newly listed for sale in Jefferson County compared to 110 in June 2020, an increase of 14%. There were 132 current contracts pending sale this June compared to 127 a year ago. The number of current contracts is 4% 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 Jefferson County was 101.5% of the average list price, which is 3.2% 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 50, a decrease of 78%.



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