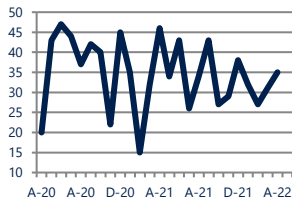




Units Sold

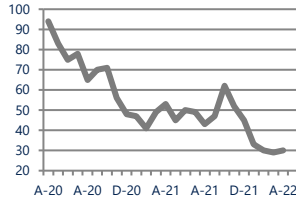
35



Down -24%
Vs. Year Ago

Active Inventory

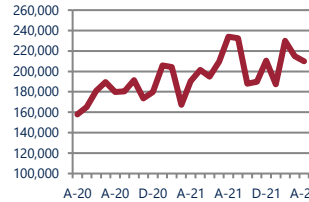
30



Down -43%
Vs. Year Ago

Median Sale Price

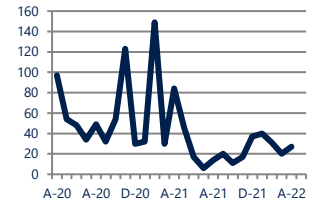
\$210,000



Up 10%
Vs. Year Ago

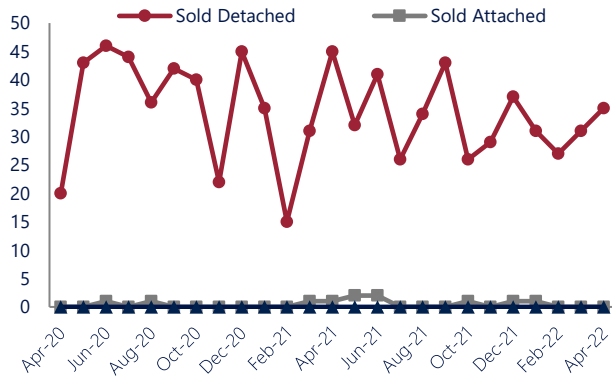
Days On Market

27



Down
Vs. Year Ago

Units Sold*



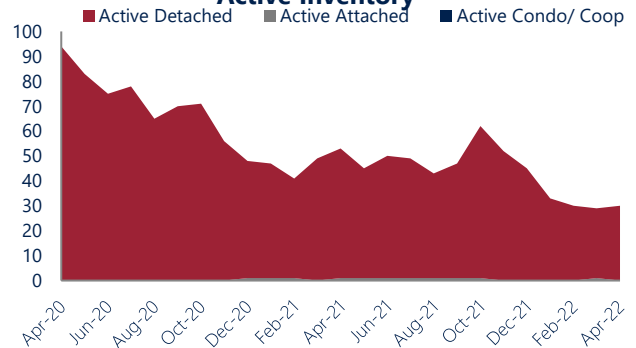
Units Sold

There was an increase in total units sold in April, with 35 sold this month in Amherst County versus 31 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2021.

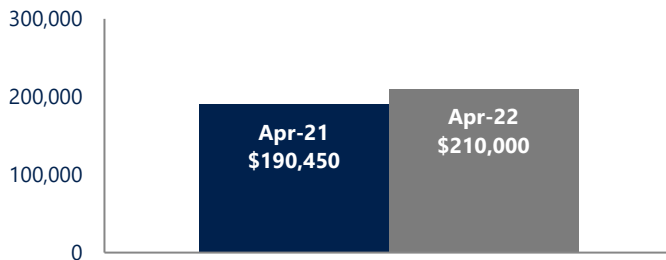
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 43%. The total number of active inventory this April was 30 compared to 53 in April 2021. This month's total of 30 is higher than the previous month's total supply of available inventory of 29, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Amherst County Homes was \$190,450. This April, the median sale price was \$210,000, an increase of 10% or \$19,550 compared to last year. The current median sold price is 2% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



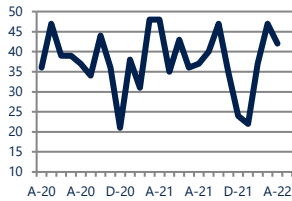
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by LAR and its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





New Listings

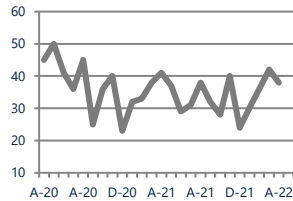
42



Down -13%
Vs. Year Ago

Current Contracts

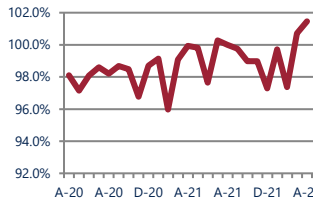
38



Down -7%
Vs. Year Ago

Sold Vs. List Price

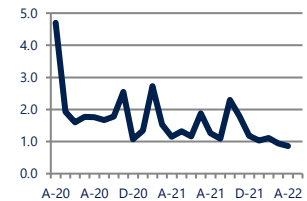
101.5%



Up 1.5%
Vs. Year Ago

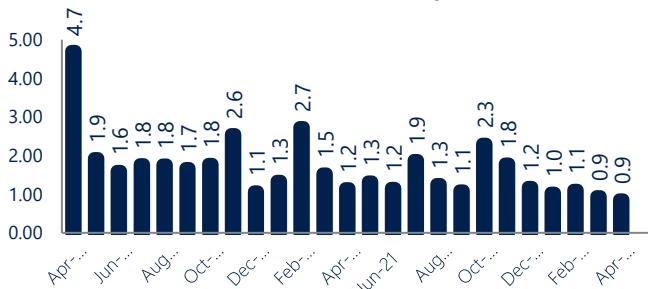
Months of Supply

0.9



Down -25%
Vs. Year Ago

Months of Supply



Months of Supply

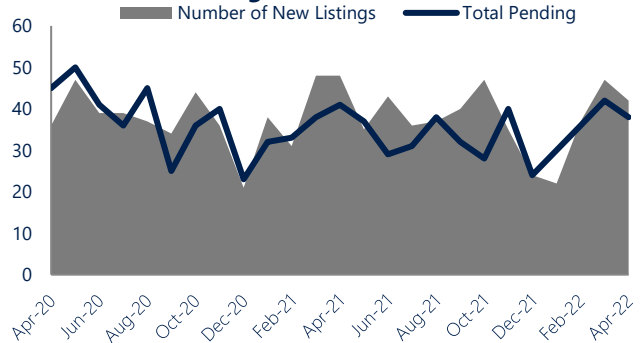
In April, there was 0.9 months of supply available in Amherst County, compared to 1.2 in April 2021. That is a decrease of 26% versus a year ago.

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.

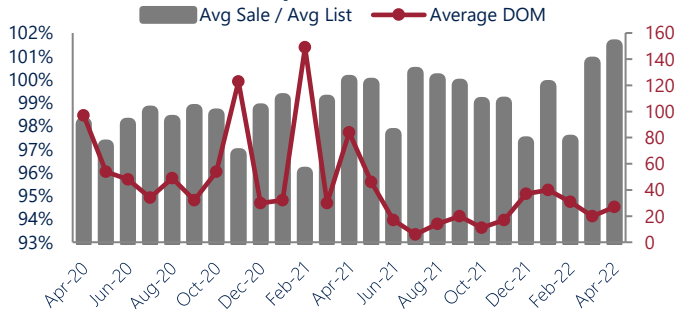
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Amherst County compared to 48 in April 2021, a decrease of 13%. There were 38 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Amherst County was 101.5% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 84. This decrease was impacted by the limited number of sales.



*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 LAR 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 LAR or Long & Foster Real Estate, Inc.

