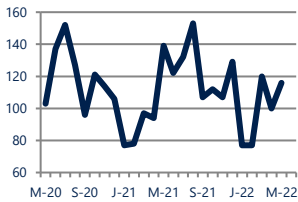


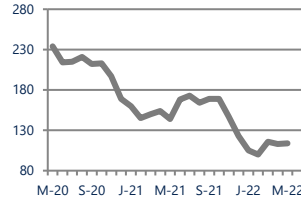


Units Sold 116



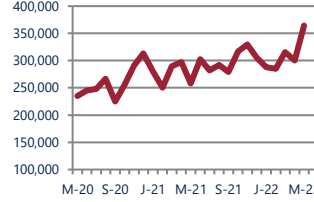
Down -17%
Vs. Year Ago

Active Inventory 114



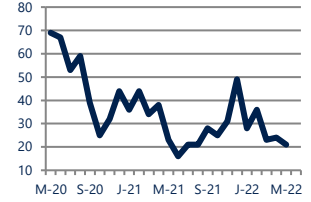
Down -21%
Vs. Year Ago

Median Sale Price \$364,250



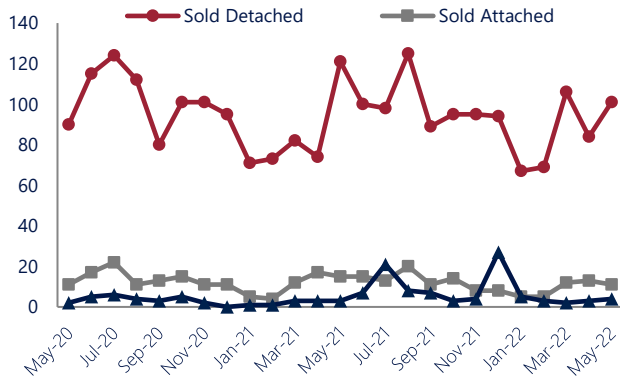
Up
Vs. Year Ago

Days On Market 21



Down -9%
Vs. Year Ago

Units Sold*



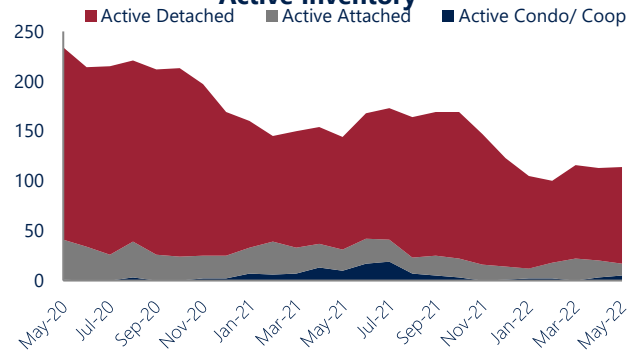
Units Sold

There was an increase in total units sold in May, with 116 sold this month in Bedford County and Bedford City versus 100 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 17% versus May 2021.

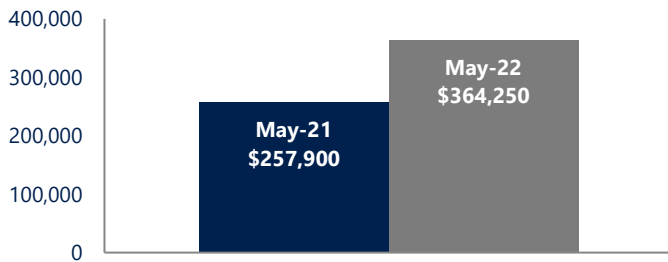
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 21%. The total number of active inventory this May was 114 compared to 144 in May 2021. This month's total of 114 is higher than the previous month's total supply of available inventory of 113, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bedford County and Bedford City Homes was \$257,900. This May, the median sale price was \$364,250, an increase of \$106,350 compared to last year. The current median sold price is higher than in April.

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



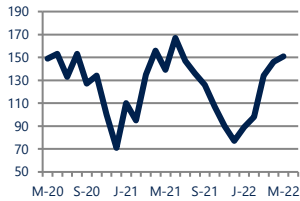
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by LAR and its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

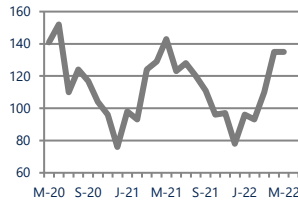
151



Up 9%
Vs. Year Ago

Current Contracts

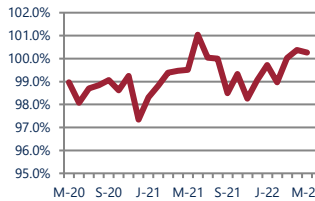
135



Down -6%
Vs. Year Ago

Sold Vs. List Price

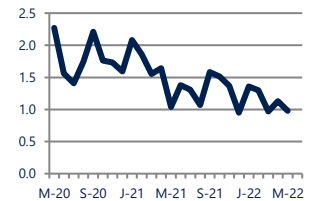
100.3%



Up 0.8%
Vs. Year Ago

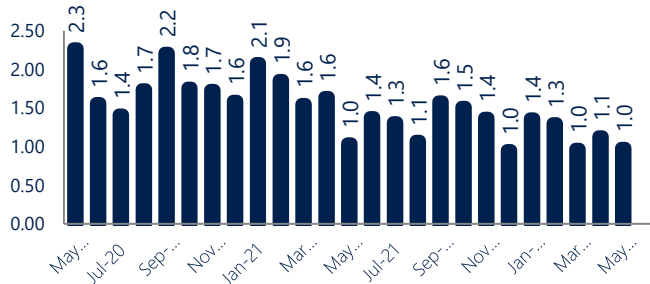
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

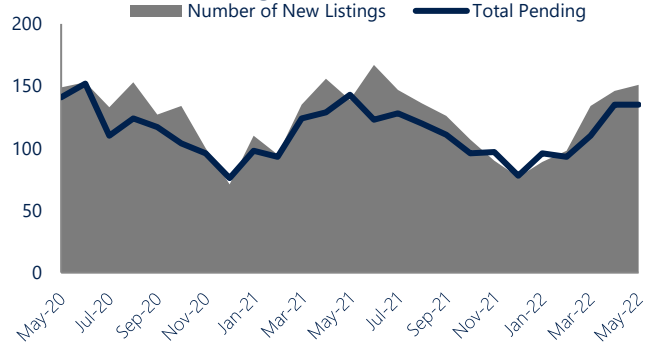
In May, there was 1.0 months of supply available in Bedford County and Bedford City. The amount of supply is similar compared to a year ago.

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.

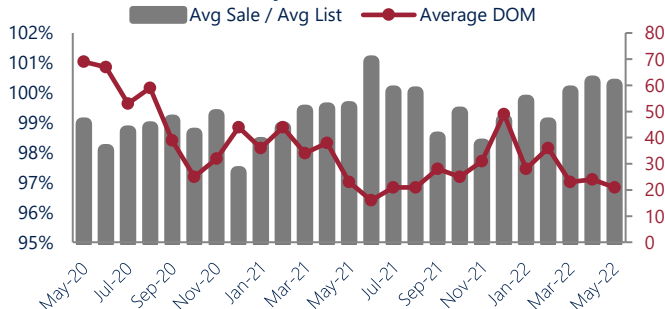
New Listings & Current Contracts

This month there were 151 homes newly listed for sale in Bedford County and Bedford City compared to 139 in May 2021, an increase of 9%. There were 135 current contracts pending sale this May compared to 143 a year ago. The number of current contracts remained stable as compared to last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Bedford County and Bedford City was 100.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 23, a decrease of 9%.



*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.
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