

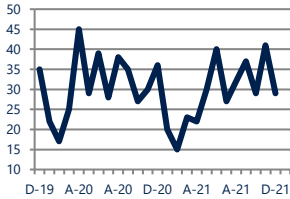


Focus On: Chamberlayne Housing Market

December 2021

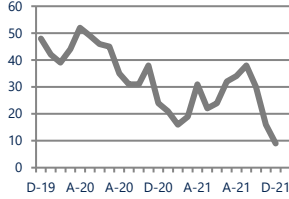
Zip Code(s): 23227

Units Sold
29



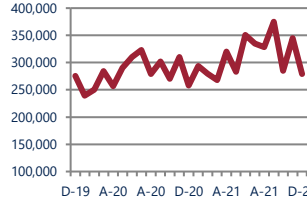
Down -19%
 Vs. Year Ago

Active Inventory
9



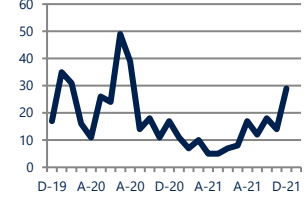
Down -63%
 Vs. Year Ago

Median Sale Price
\$279,000



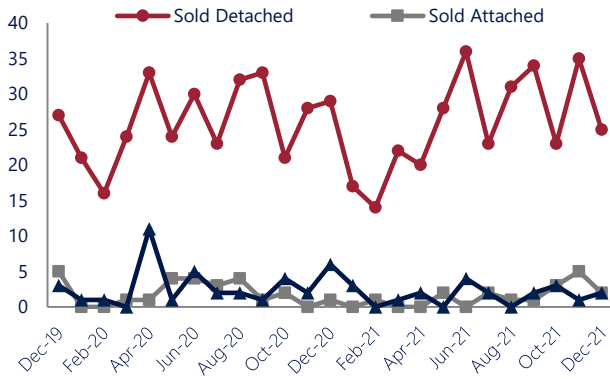
Up 8%
 Vs. Year Ago

Days On Market
29



Up
 Vs. Year Ago

Units Sold*



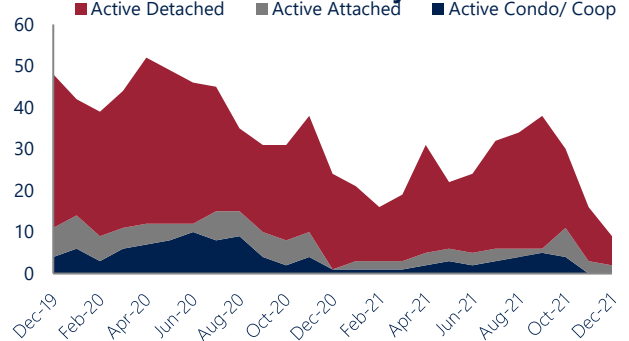
Units Sold

There was a decrease in total units sold in December, with 29 sold this month in Chamberlayne versus 41 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 19% versus December 2020.

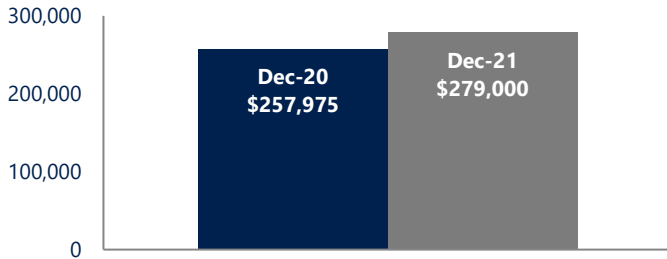
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 63%. The total number of active inventory this December was 9 compared to 24 in December 2020. This month's total of 9 is lower than the previous month's total supply of available inventory of 16, a decrease of 44%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Chamberlayne Homes was \$257,975. This December, the median sale price was \$279,000, an increase of 8% or \$21,025 compared to last year. The current median sold price is 19% lower than in November.

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

Chamberlayne are defined as properties listed in zip code/s 23227.

*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.





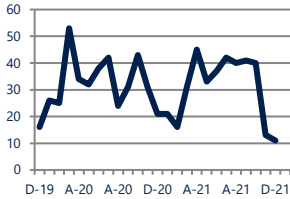
Focus On: Chamberlayne Housing Market

December 2021

Zip Code(s): 23227

New Listings

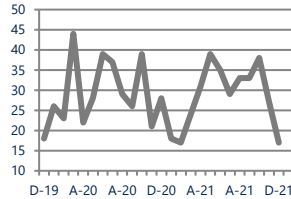
11



Down -48%
Vs. Year Ago

Current Contracts

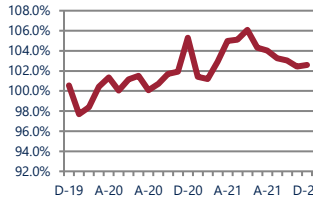
17



Down -39%
Vs. Year Ago

Sold Vs. List Price

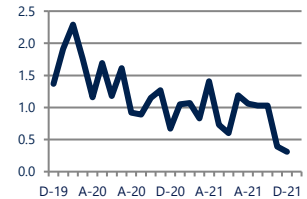
102.6%



Down -2.6%
Vs. Year Ago

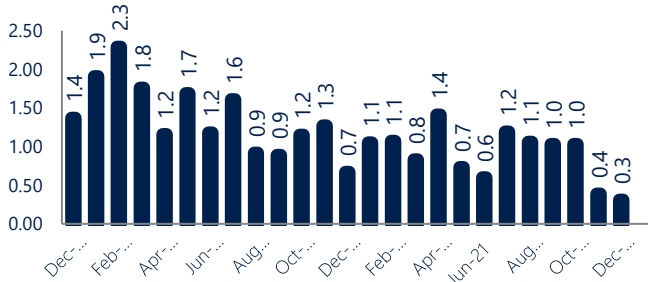
Months of Supply

0.3



Down -54%
Vs. Year Ago

Months of Supply



Months of Supply

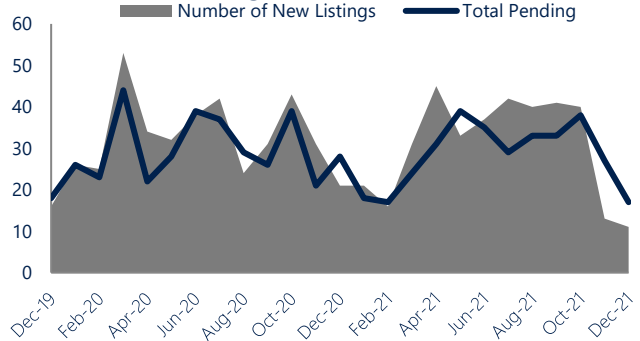
In December, there was 0.3 months of supply available in Chamberlayne, compared to 0.7 in December 2020. That is a decrease of 53% versus a year ago.

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.

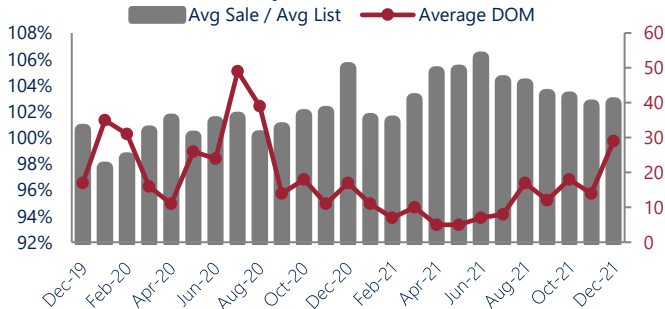
New Listings & Current Contracts

This month there were 11 homes newly listed for sale in Chamberlayne compared to 21 in December 2020, a decrease of 48%. There were 17 current contracts pending sale this December compared to 28 a year ago. The number of current contracts is 39% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Chamberlayne was 102.6% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.



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