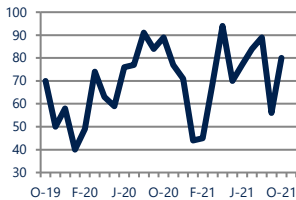




Units Sold

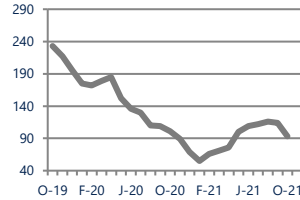
80



Down -10%
Vs. Year Ago

Active Inventory

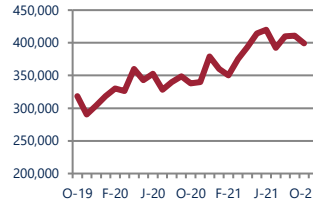
93



Down -8%
Vs. Year Ago

Median Sale Price

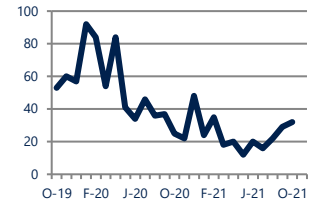
\$399,000



Up 18%
Vs. Year Ago

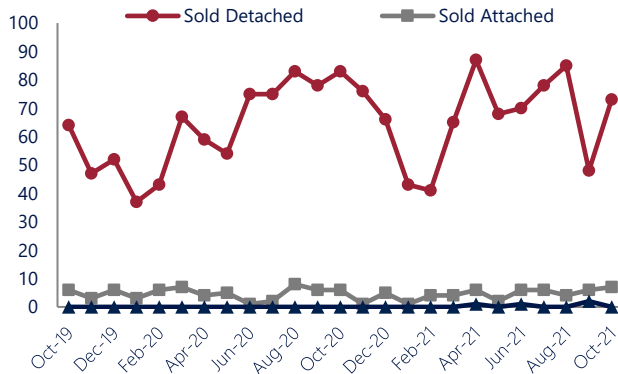
Days On Market

32



Up 28%
Vs. Year Ago

Units Sold*



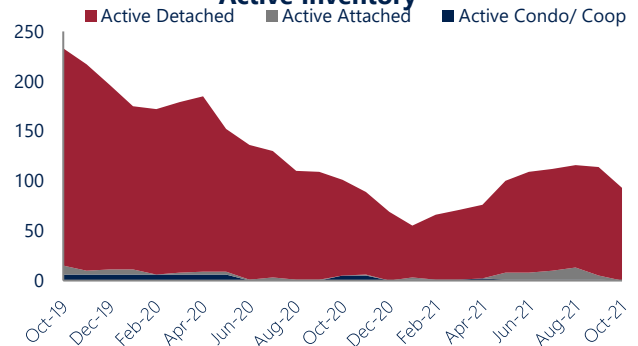
Units Sold

There was an increase in total units sold in October, with 80 sold this month in Culpeper County. This month's total units sold was lower than at this time last year.

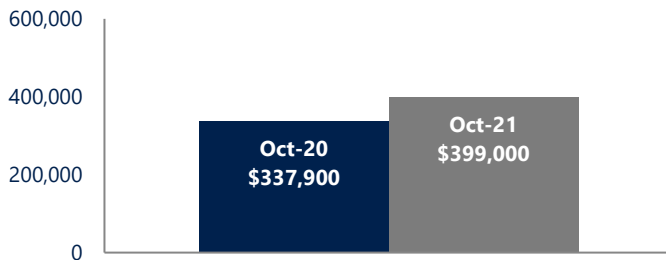
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 8%. The total number of active inventory this October was 93 compared to 101 in October 2020. This month's total of 93 is lower than the previous month's total supply of available inventory of 114, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Culpeper County Homes was \$337,900. This October, the median sale price was \$399,000, an increase of 18% or \$61,100 compared to last year. The current median sold price is 3% lower than in September.

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



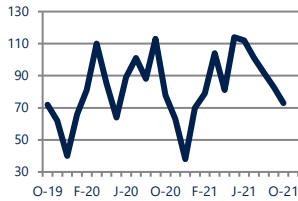
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

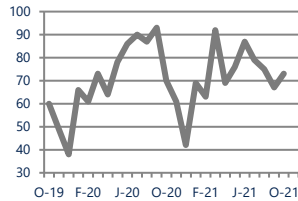
73



Down -6%
Vs. Year Ago

Current Contracts

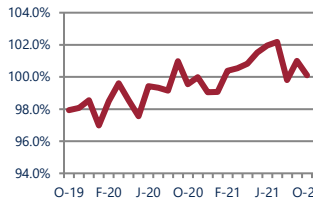
73



Up 4%
Vs. Year Ago

Sold Vs. List Price

100.1%



Up 0.6%
Vs. Year Ago

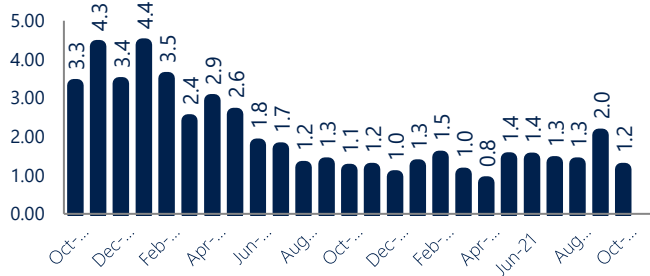
Months of Supply

1.2



No Change
Vs. Year Ago

Months of Supply



Months of Supply

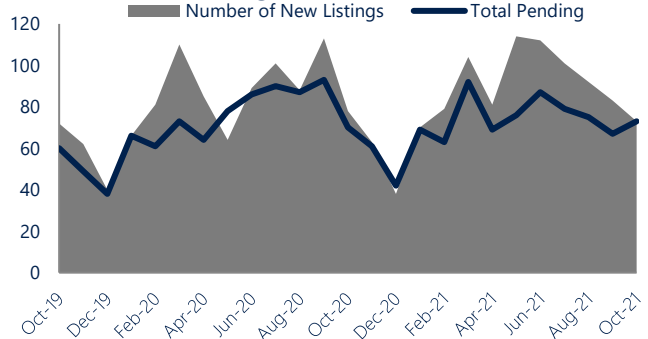
In October, there was 1.2 months of supply available in Culpeper County. The amount of supply is similar compared to a year ago.

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.

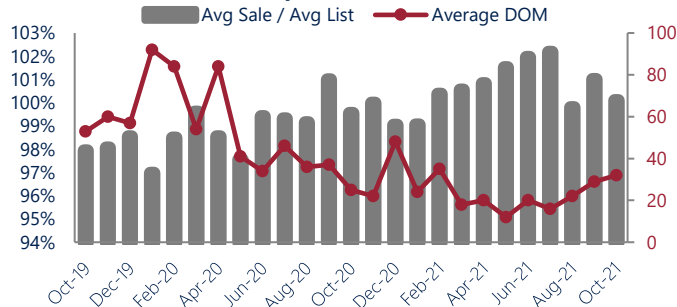
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Culpeper County compared to 78 in October 2020, a decrease of 6%. There were 73 current contracts pending sale this October compared to 70 a year ago. The number of current contracts is 4% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Culpeper County was 100.1% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 25, an increase of 28%.



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