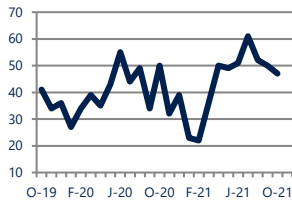




Zip Code(s): 23233

**Units Sold**

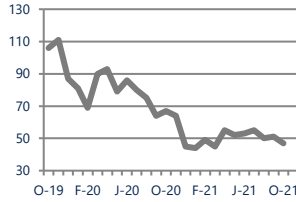
**47**



**Down -6%**  
Vs. Year Ago

**Active Inventory**

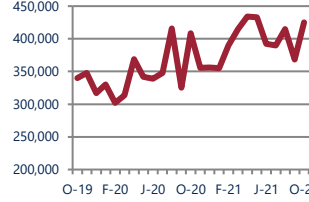
**47**



**Down -30%**  
Vs. Year Ago

**Median Sale Price**

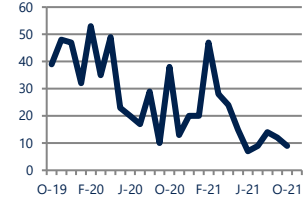
**\$425,000**



**Up 4%**  
Vs. Year Ago

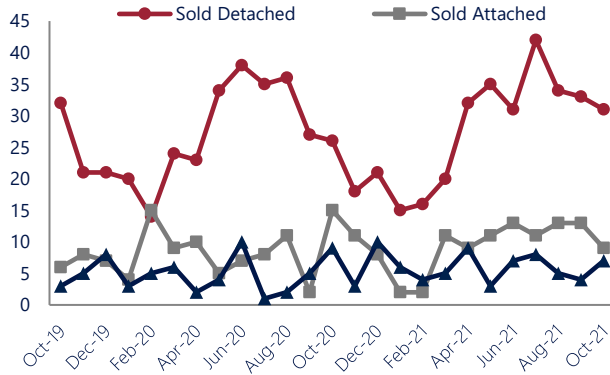
**Days On Market**

**9**



**Down -76%**  
Vs. Year Ago

**Units Sold\***



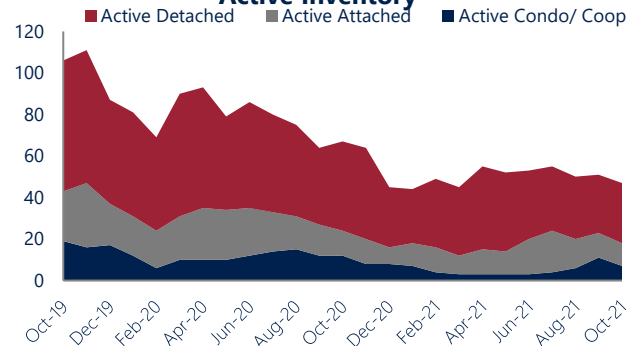
**Units Sold**

There was a decrease in total units sold in October, with 47 sold this month in Gayton, Godwin, and Wellesley versus 50 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 6% versus October 2020.

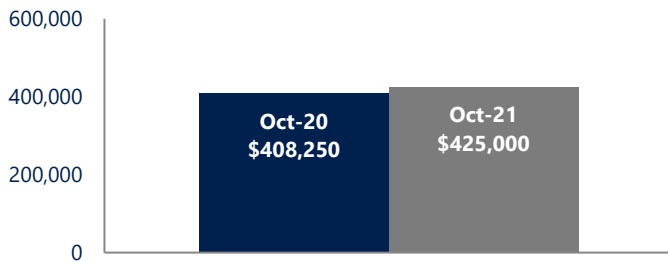
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 20 units or 30%. The total number of active inventory this October was 47 compared to 67 in October 2020. This month's total of 47 is lower than the previous month's total supply of available inventory of 51, a decrease of 8%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Gayton, Godwin, and Wellesley Homes was \$408,250. This October, the median sale price was \$425,000, an increase of 4% or \$16,750 compared to last year. The current median sold price is 15% higher 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.

Gayton, Godwin, and Wellesley are defined as properties listed in zip code/s 23233.

\*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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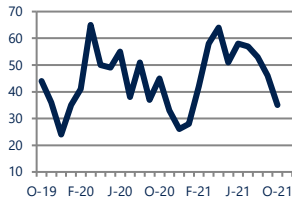




Zip Code(s): 23233

### New Listings

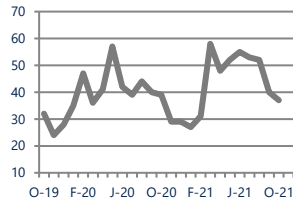
35



**Down -22%**  
Vs. Year Ago

### Current Contracts

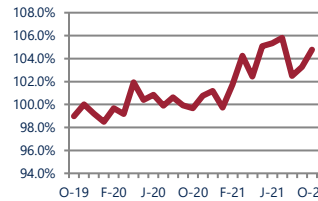
37



**Down -5%**  
Vs. Year Ago

### Sold Vs. List Price

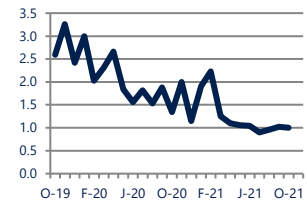
104.8%



**Up**  
Vs. Year Ago

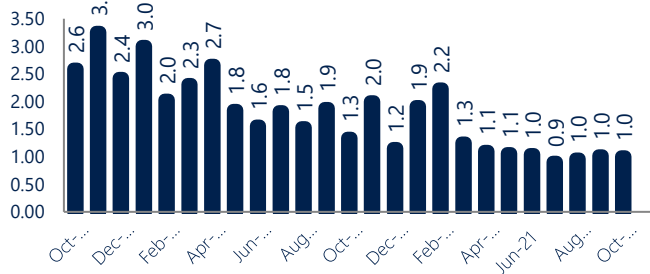
### Months of Supply

1.0



**Down -25%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

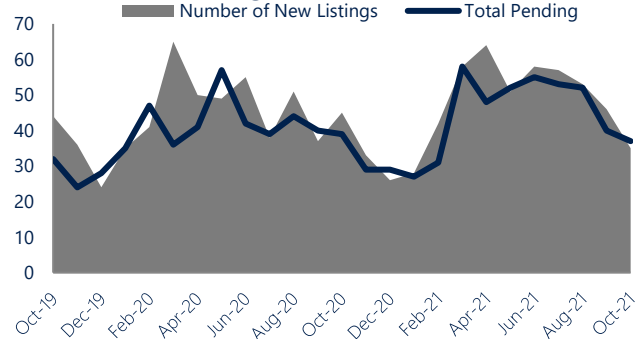
In October, there was 1.0 months of supply available in Gayton, Godwin, and Wellesley, compared to 1.3 in October 2020. That is a decrease of 25% versus a year ago.

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.

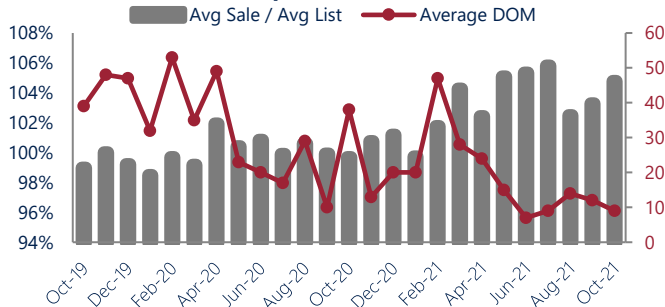
### New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Gayton, Godwin, and Wellesley compared to 45 in October 2020, a decrease of 22%. There were 37 current contracts pending sale this October compared to 39 a year ago. The number of current contracts is 5% lower 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 Gayton, Godwin, and Wellesley was 104.8% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 38, a decrease of 76%.

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