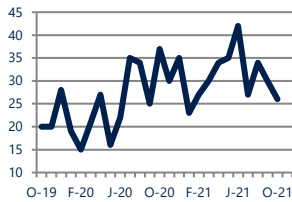




Zip Code(s): 22306

**Units Sold**

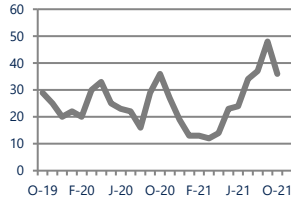
26



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

**Active Inventory**

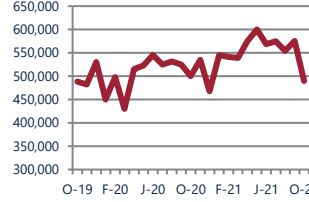
36



**No Change**  
Vs. Year Ago

**Median Sale Price**

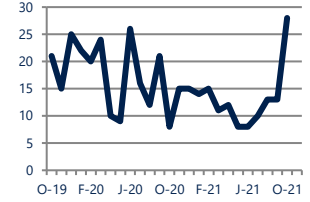
\$490,000



**Down -2%**  
Vs. Year Ago

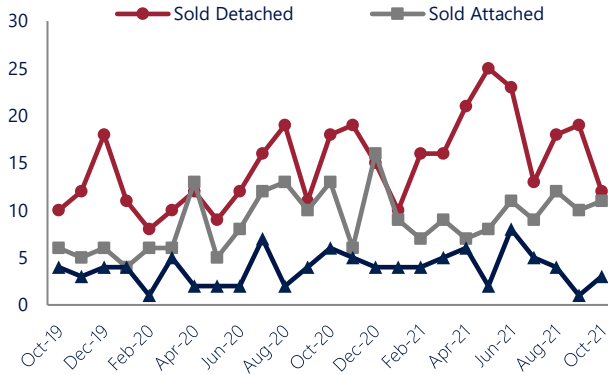
**Days On Market**

28



**Up**  
Vs. Year Ago

**Units Sold\***



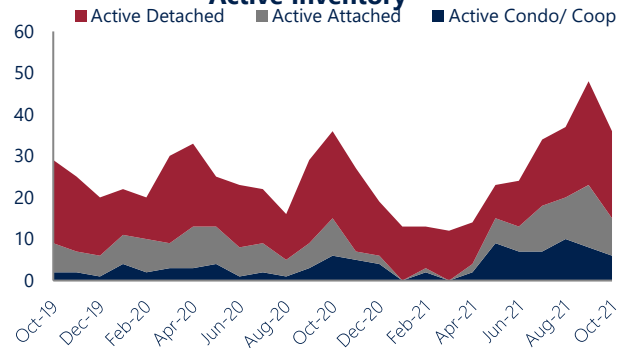
**Units Sold**

There was a decrease in total units sold in October, with 26 sold this month in Groveton and Hybia Valley versus 30 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 30% versus October 2020.

**Active Inventory**

The total number of homes available this month is 36 units, which is similar compared to a year ago. This month's total of 36 is lower than the previous month's total supply of available inventory of 48, a decrease of 25%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Groveton and Hybia Valley Homes was \$500,000. This October, the median sale price was \$490,000, a decrease of 2% or \$10,000 compared to last year. The current median sold price is 15% 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.

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

\*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.





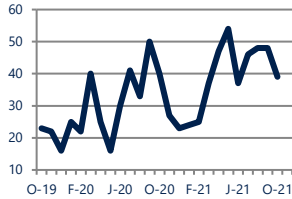
## Focus On: Groveton and Hybia Valley Housing Market

October 2021

Zip Code(s): 22306

### New Listings

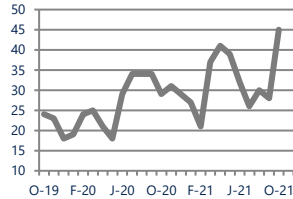
39



**Down -3%**  
Vs. Year Ago

### Current Contracts

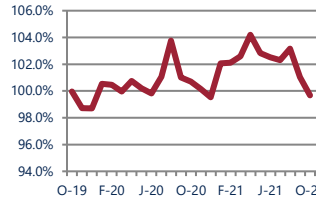
45



**Up 55%**  
Vs. Year Ago

### Sold Vs. List Price

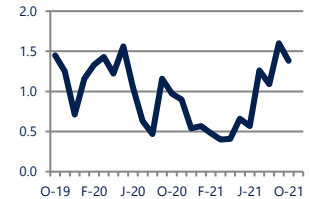
99.7%



**Down -1%**  
Vs. Year Ago

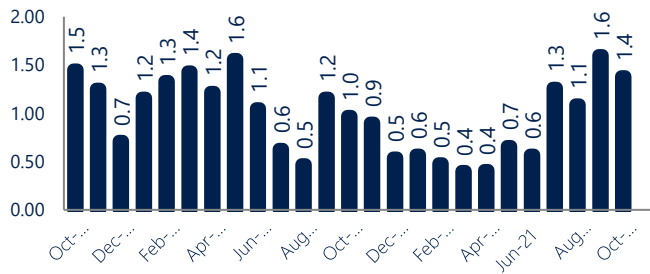
### Months of Supply

1.4



**Up 42%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

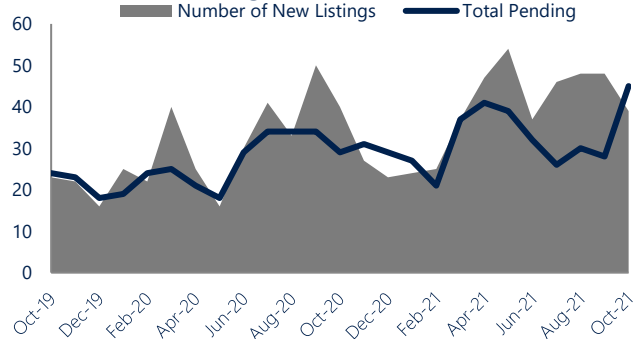
In October, there was 1.4 months of supply available in Groveton and Hybia Valley, compared to 1.0 in October 2020. That is an increase of 42% versus a year ago.

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.

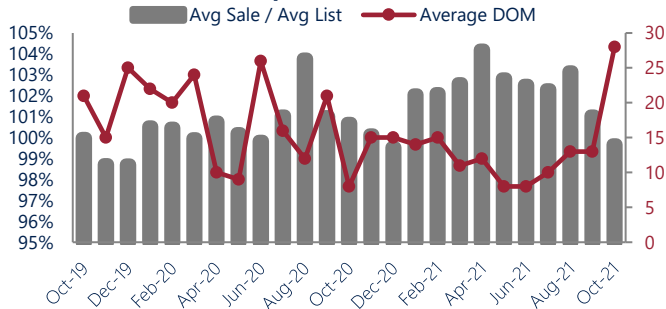
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Groveton and Hybia Valley compared to 40 in October 2020, a decrease of 3%. There were 45 current contracts pending sale this October compared to 29 a year ago. The number of current contracts is 55% 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 Groveton and Hybia Valley was 99.7% of the average list price, which is 1.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.



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