



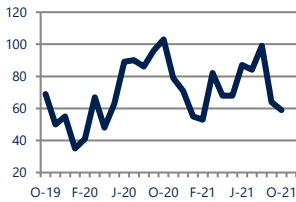
Focus On: Moseley and Winterpock Housing Market

October 2021

Zip Code(s): 23120 and 23838

Units Sold

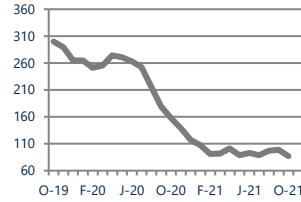
59



Down
Vs. Year Ago

Active Inventory

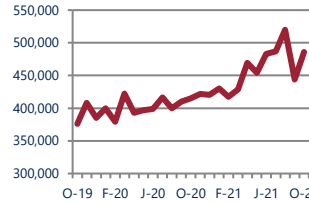
87



Down -45%
Vs. Year Ago

Median Sale Price

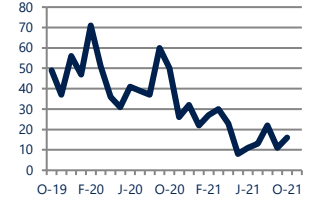
\$486,110



Up 17%
Vs. Year Ago

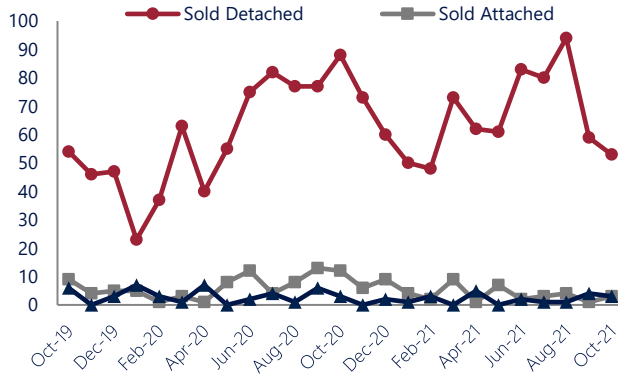
Days On Market

16



Down -68%
Vs. Year Ago

Units Sold*



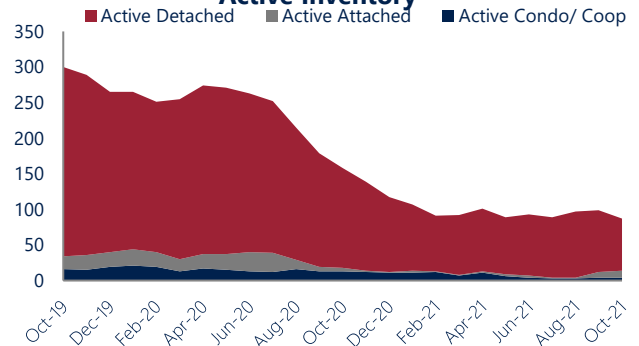
Units Sold

There was a decrease in total units sold in October, with 59 sold this month in Moseley and Winterpock. 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 71 units or 45%. The total number of active inventory this October was 87 compared to 158 in October 2020. This month's total of 87 is lower than the previous month's total supply of available inventory of 99, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Moseley and Winterpock Homes was \$415,000. This October, the median sale price was \$486,110, an increase of 17% or \$71,110 compared to last year. The current median sold price is 10% 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.

Moseley and Winterpock are defined as properties listed in zip code/s 23120 and 23838.

*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.

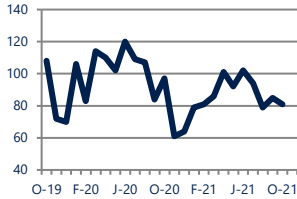




Zip Code(s): 23120 and 23838

New Listings

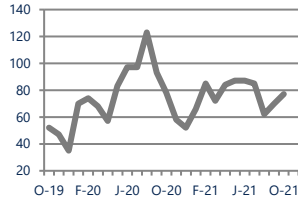
81



Down -16%
Vs. Year Ago

Current Contracts

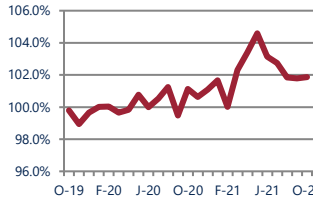
77



Down -1%
Vs. Year Ago

Sold Vs. List Price

101.9%



Up 0.7%
Vs. Year Ago

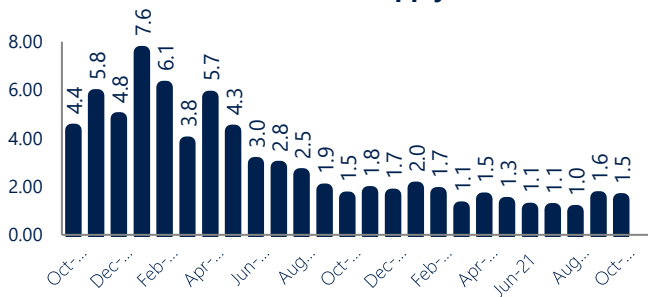
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

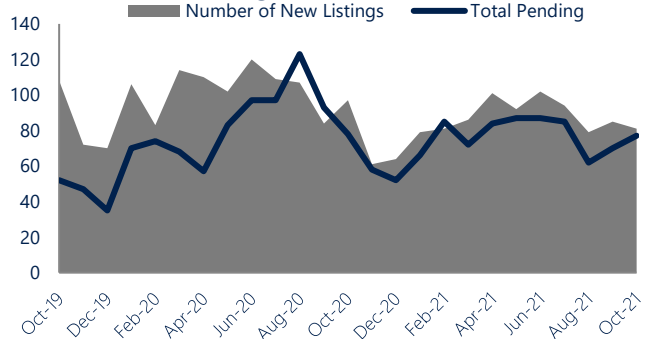
In October, there was 1.5 months of supply available in Moseley and Winterpock. The amount of supply is similar compared to a year ago.

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.

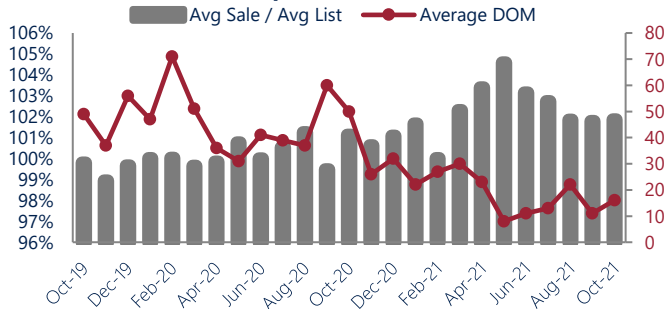
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Moseley and Winterpock compared to 97 in October 2020, a decrease of 16%. There were 77 current contracts pending sale this October compared to 78 a year ago. The number of current contracts is 1% 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 Moseley and Winterpock was 101.9% 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 16, lower than the average last year, which was 50, a decrease of 68%.



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