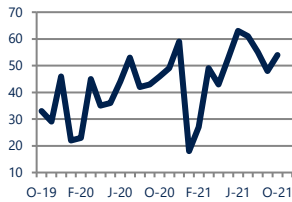




**Units Sold**

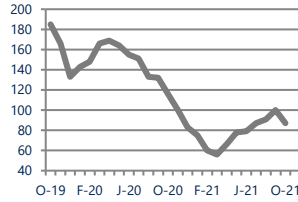
**54**



**Up 17%**  
Vs. Year Ago

**Active Inventory**

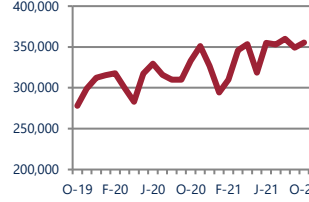
**87**



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

**Median Sale Price**

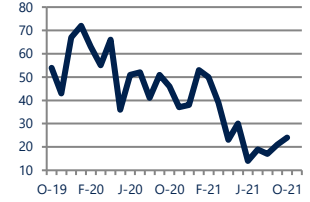
**\$355,250**



**Up 7%**  
Vs. Year Ago

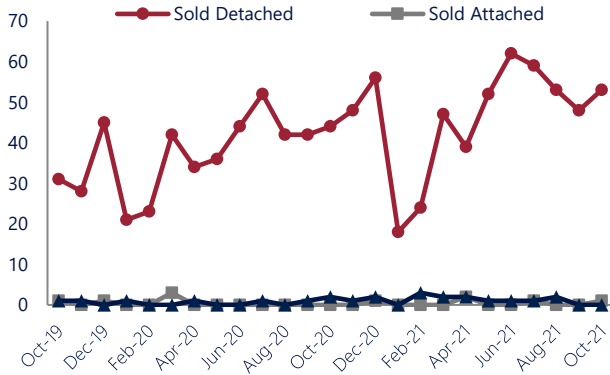
**Days On Market**

**24**



**Down -48%**  
Vs. Year Ago

**Units Sold\***



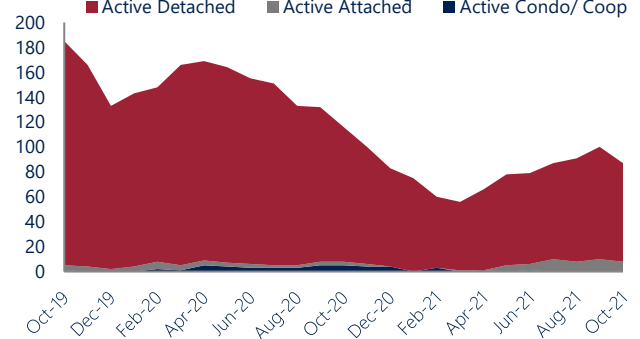
**Units Sold**

There was an increase in total units sold in October, with 54 sold this month in New Kent County versus 48 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 17% versus October 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 29 units or 25%. The total number of active inventory this October was 87 compared to 116 in October 2020. This month's total of 87 is lower than the previous month's total supply of available inventory of 100, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for New Kent County Homes was \$333,034. This October, the median sale price was \$355,250, an increase of 7% or \$22,216 compared to last year. The current median sold price is 2% 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.



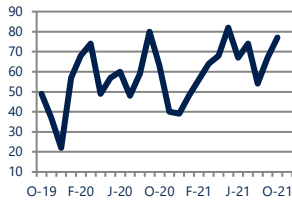
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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





**New Listings**

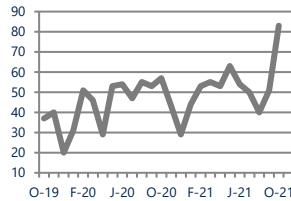
77



**Up 22%**  
Vs. Year Ago

**Current Contracts**

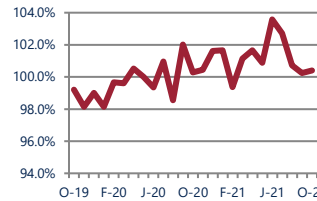
83



**Up 46%**  
Vs. Year Ago

**Sold Vs. List Price**

100.4%



**No Change**  
Vs. Year Ago

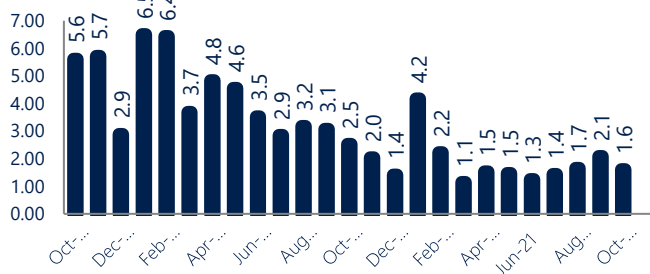
**Months of Supply**

1.6



**Down -36%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

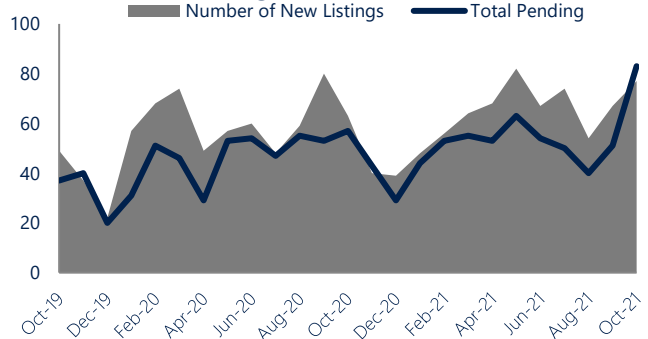
In October, there was 1.6 months of supply available in New Kent County, compared to 2.5 in October 2020. That is a decrease of 36% versus a year ago.

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.

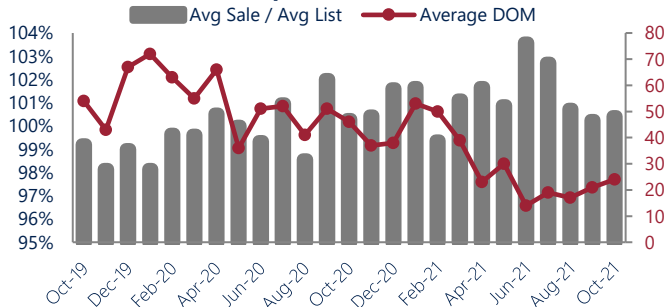
**New Listings & Current Contracts**

This month there were 77 homes newly listed for sale in New Kent County compared to 63 in October 2020, an increase of 22%. There were 83 current contracts pending sale this October compared to 57 a year ago. The number of current contracts is 46% 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 New Kent County was 100.4% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 24, lower than the average last year, which was 46, a decrease of 48%.



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