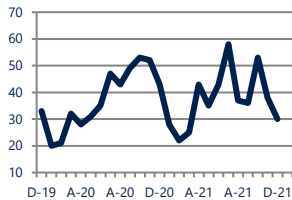




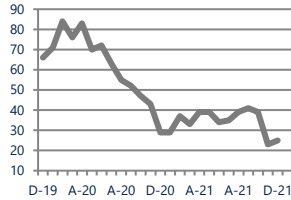
Zip Code(s): 23238

**Units Sold**  
30



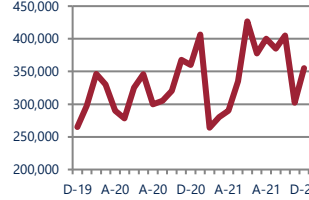
**Down -30%**  
Vs. Year Ago

**Active Inventory**  
25



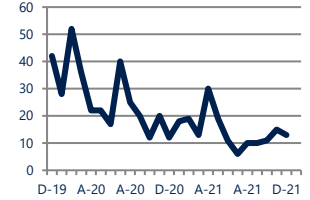
**Down -14%**  
Vs. Year Ago

**Median Sale Price**  
\$355,000

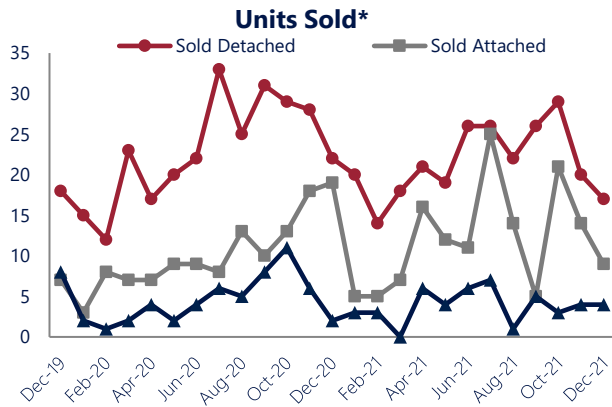


**Down -1%**  
Vs. Year Ago

**Days On Market**  
13

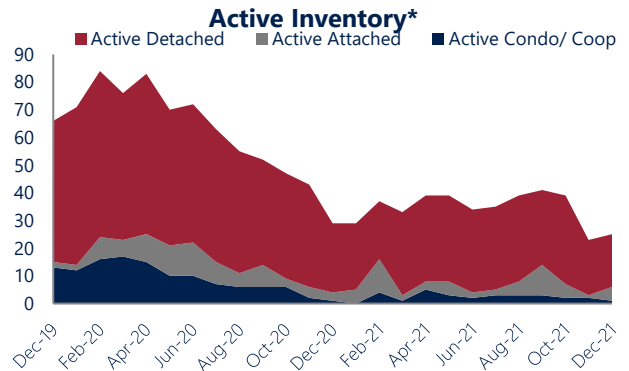


**Up 8%**  
Vs. Year Ago



**Units Sold**

There was a decrease in total units sold in December, with 30 sold this month in Patterson and Pemberton versus 38 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2020.



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 4 units or 14%. The total number of active inventory this December was 25 compared to 29 in December 2020. This month's total of 25 is higher than the previous month's total supply of available inventory of 23, an increase of 9%.

**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Patterson and Pemberton Homes was \$360,000. This December, the median sale price was \$355,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 18% higher than in November.

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

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

\*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.

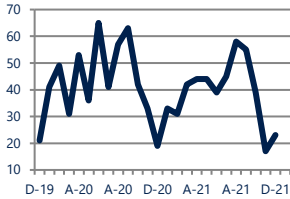




Zip Code(s): 23238

### New Listings

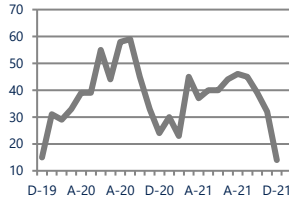
23



Up 21%  
Vs. Year Ago

### Current Contracts

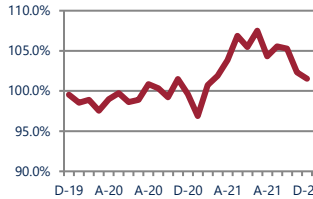
14



Down -42%  
Vs. Year Ago

### Sold Vs. List Price

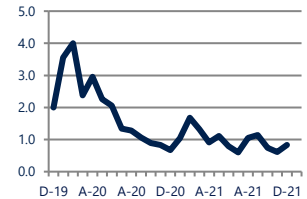
101.5%



Up 1.9%  
Vs. Year Ago

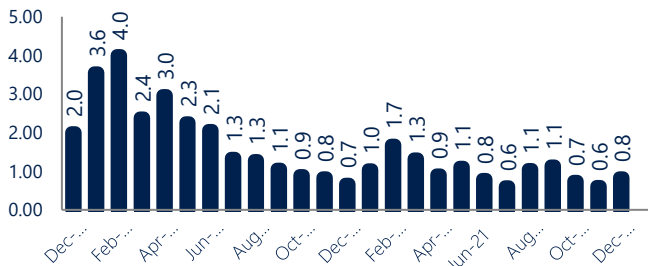
### Months of Supply

0.8



Up 24%  
Vs. Year Ago

### Months of Supply



### Months of Supply

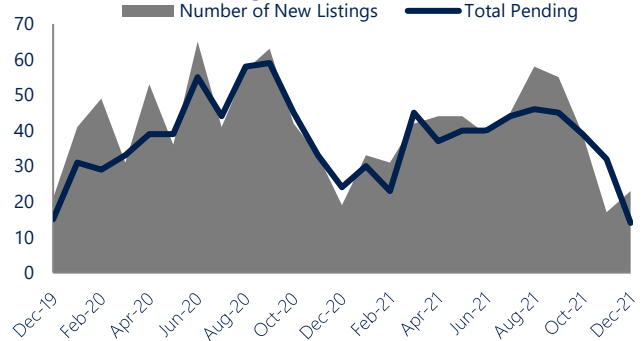
In December, there was 0.8 months of supply available in Patterson and Pemberton, compared to 0.7 in December 2020. That is an increase of 24% versus a year ago.

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.

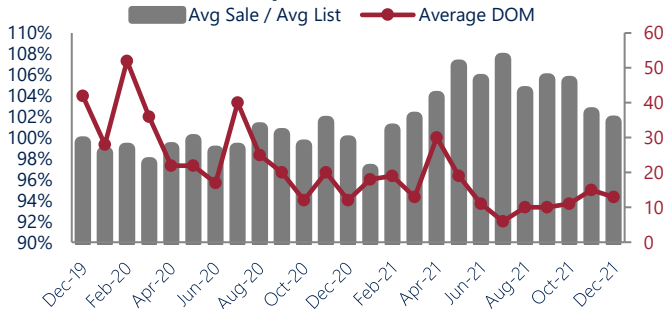
### New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Patterson and Pemberton compared to 19 in December 2020, an increase of 21%. There were 14 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 42% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Patterson and Pemberton was 101.5% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 12, an increase of 8%.

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