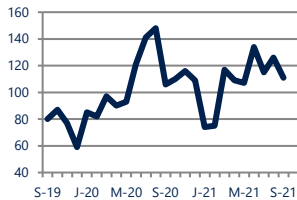




Units Sold

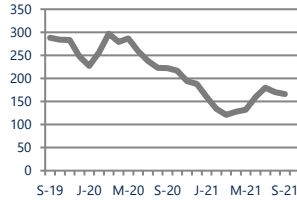
111



Up 5%
Vs. Year Ago

Active Inventory

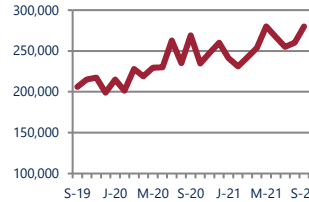
166



Down -25%
Vs. Year Ago

Median Sale Price

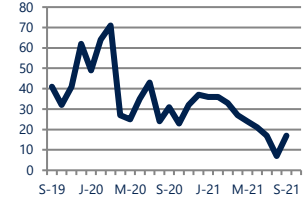
\$280,000



Up 4%
Vs. Year Ago

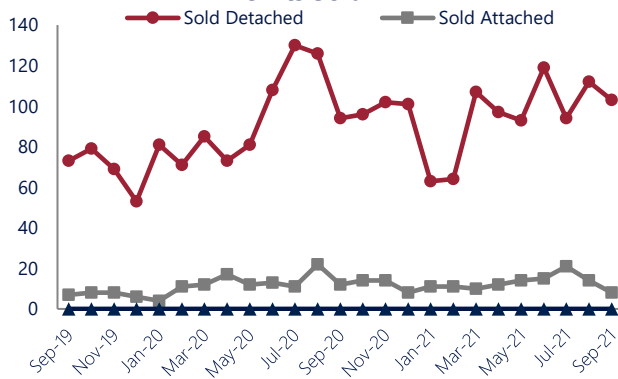
Days On Market

17



Down -45%
Vs. Year Ago

Units Sold*



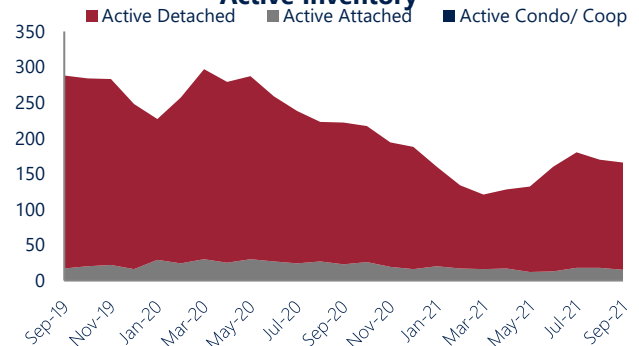
Units Sold

There was a decrease in total units sold in September, with 111 sold this month in Roanoke County versus 126 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 5% versus September 2020.

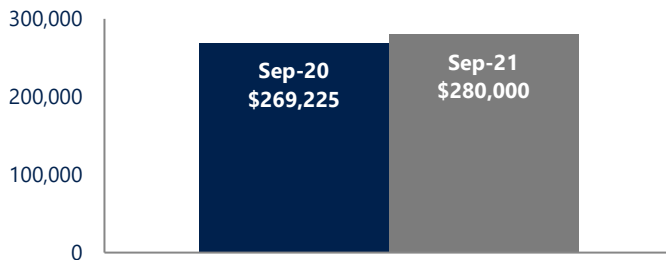
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 25%. The total number of active inventory this September was 166 compared to 222 in September 2020. This month's total of 166 is lower than the previous month's total supply of available inventory of 170, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Roanoke County Homes was \$269,225. This September, the median sale price was \$280,000, an increase of 4% or \$10,775 compared to last year. The current median sold price is 8% higher than in August.

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



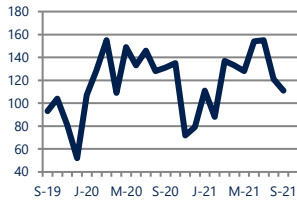
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.





New Listings

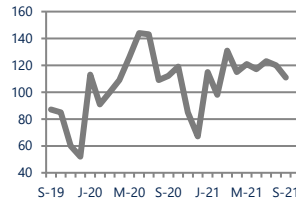
111



Down -15%
Vs. Year Ago

Current Contracts

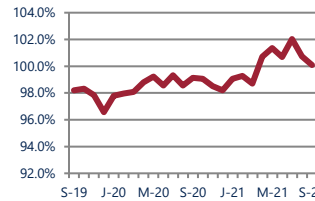
111



Down -1%
Vs. Year Ago

Sold Vs. List Price

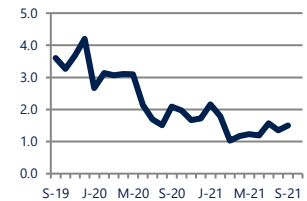
100.1%



Up 1%
Vs. Year Ago

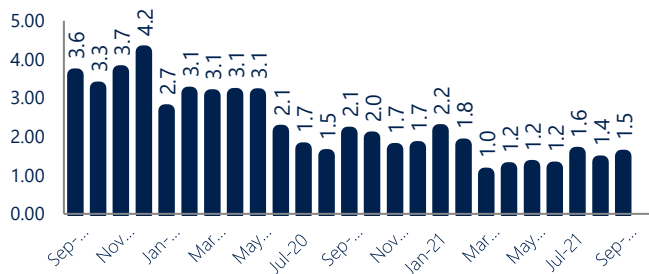
Months of Supply

1.5



Down -28%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Roanoke County compared to 131 in September 2020, a decrease of 15%.

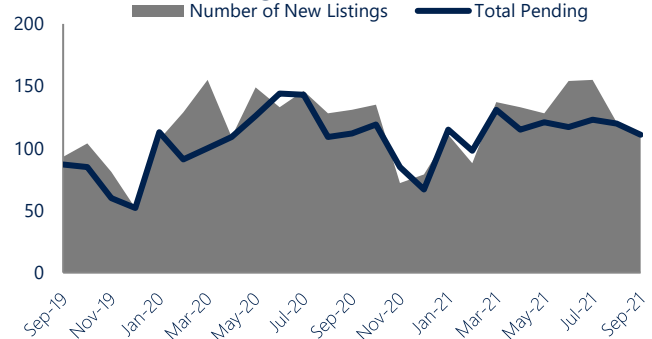
There were 111 current contracts pending sale this September compared to 112 a year ago. The number of current contracts is 1% lower than last September.

Months of Supply

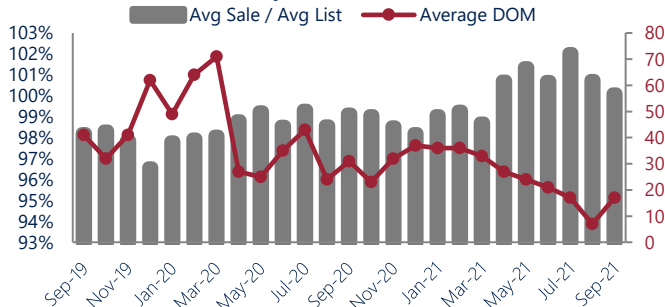
In September, there was 1.5 months of supply available in Roanoke County, compared to 2.1 in September 2020. That is a decrease of 29% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Roanoke County was 100.1% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 31, a decrease of 45%.



*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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