



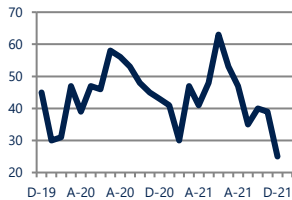
Focus On: Robious Corridor Housing Market

December 2021

Zip Code(s): 23113

Units Sold

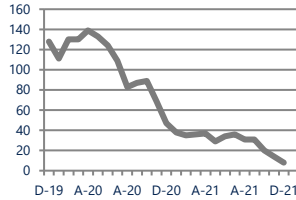
25



Down
Vs. Year Ago

Active Inventory

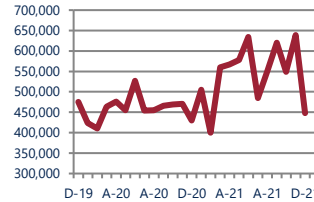
8



Down -83%
Vs. Year Ago

Median Sale Price

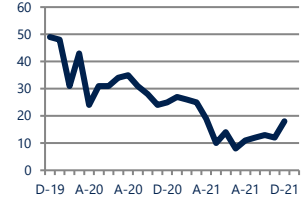
\$448,000



Up
Vs. Year Ago

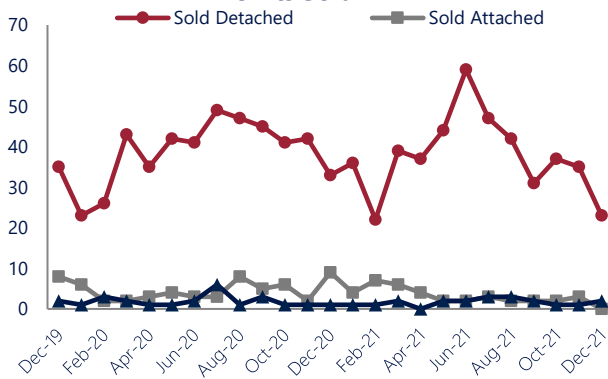
Days On Market

18



Down -28%
Vs. Year Ago

Units Sold*



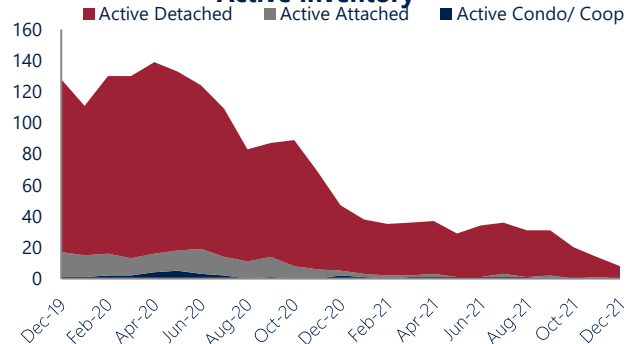
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 25 sold this month in Robious Corridor. This month's total units sold was lower than at this time last year, a decrease from December 2020.

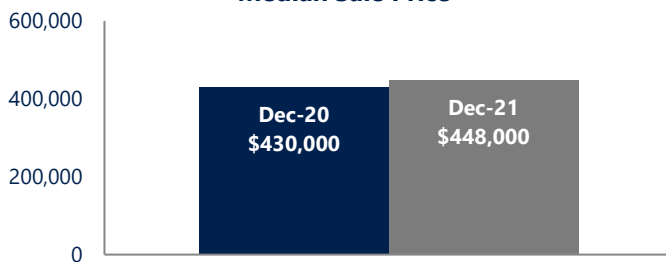
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 83%. The total number of active inventory this December was 8 compared to 47 in December 2020. This month's total of 8 is lower than the previous month's total supply of available inventory of 14, a decrease of 43%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Robious Corridor Homes was \$430,000. This December, the median sale price was \$448,000, an increase of \$18,000 compared to last year. The current median sold price is lower 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.

Robious Corridor are defined as properties listed in zip code/s 23113.

*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.

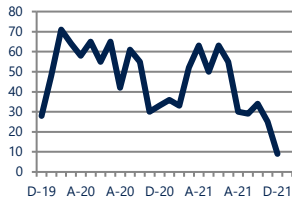




Zip Code(s): 23113

New Listings

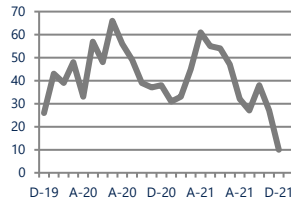
9



Down -73%
Vs. Year Ago

Current Contracts

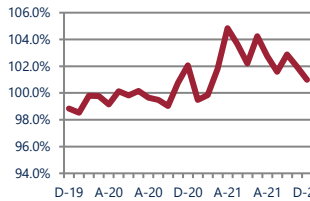
10



Down -74%
Vs. Year Ago

Sold Vs. List Price

101.0%



Down -1%
Vs. Year Ago

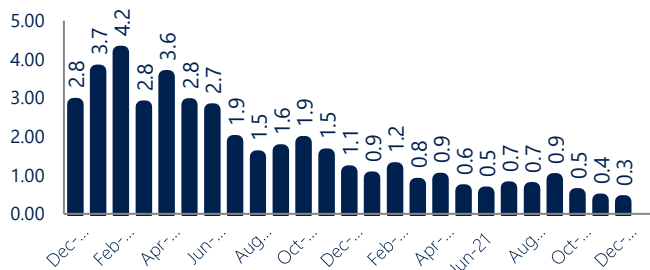
Months of Supply

0.3



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 0.3 months of supply available in Robious Corridor, compared to 1.1 in December 2020. That is a decrease of 71% versus a year ago.

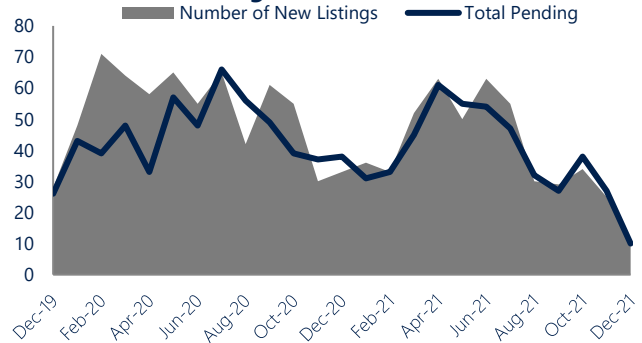
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

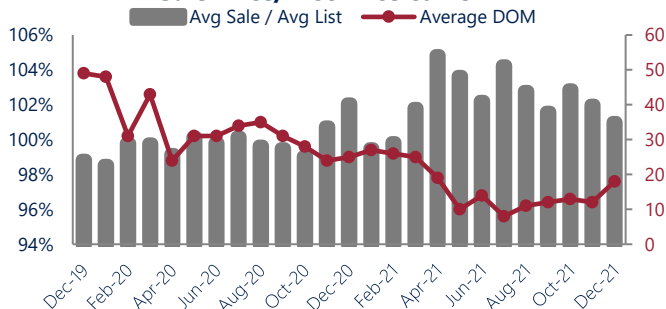
This month there were 9 homes newly listed for sale in Robious Corridor compared to 33 in December 2020, a decrease of 73%.

There were 10 current contracts pending sale this December compared to 38 a year ago. The number of current contracts is 74% 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 Robious Corridor was 101.0% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 25, a decrease of 28%.



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