



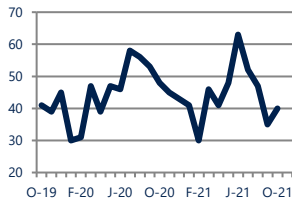
Focus On: Roxshire and Reeds Landing Housing Market

October 2021

Zip Code(s): 23113

Units Sold

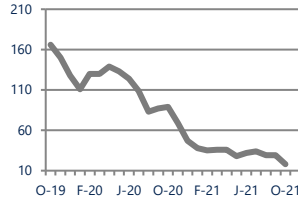
40



Down -17%
Vs. Year Ago

Active Inventory

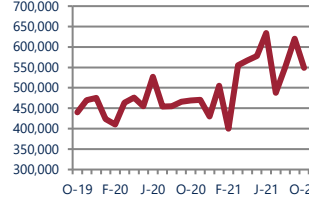
18



Down -80%
Vs. Year Ago

Median Sale Price

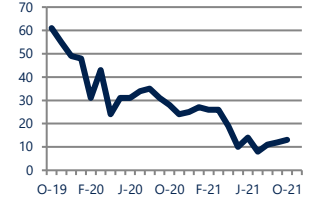
\$549,250



Up 17%
Vs. Year Ago

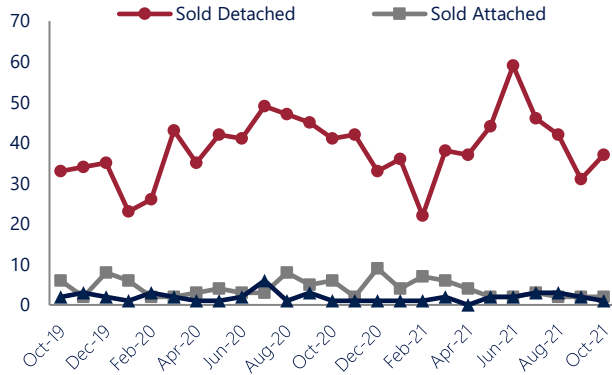
Days On Market

13



Down -54%
Vs. Year Ago

Units Sold*



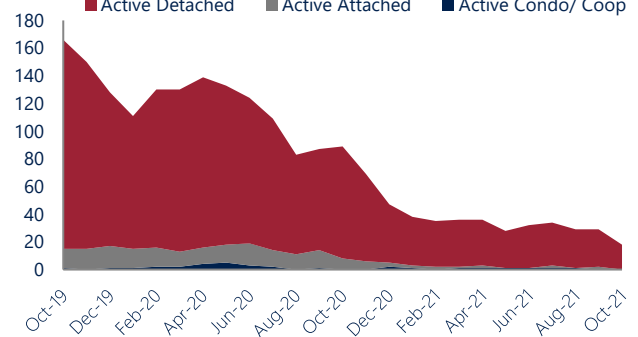
Units Sold

There was an increase in total units sold in October, with 40 sold this month in Roxshire and Reeds Landing versus 35 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 17% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 80%. The total number of active inventory this October was 18 compared to 89 in October 2020. This month's total of 18 is lower than the previous month's total supply of available inventory of 29, a decrease of 38%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Roxshire and Reeds Landing Homes was \$469,225. This October, the median sale price was \$549,250, an increase of 17% or \$80,025 compared to last year. The current median sold price is 11% lower 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.

Roxshire and Reeds Landing 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.

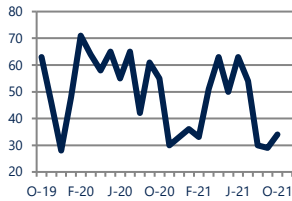




Zip Code(s): 23113

New Listings

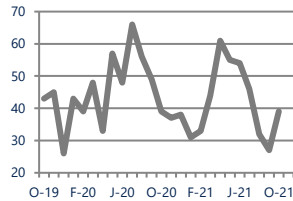
34



Down -38%
Vs. Year Ago

Current Contracts

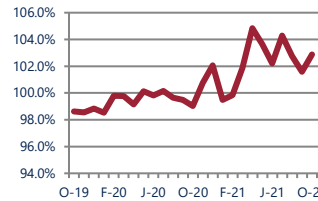
39



No Change
Vs. Year Ago

Sold Vs. List Price

102.9%



Up 3.9%
Vs. Year Ago

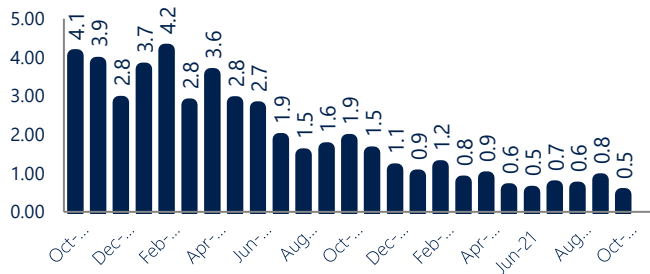
Months of Supply

0.5



Down -76%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

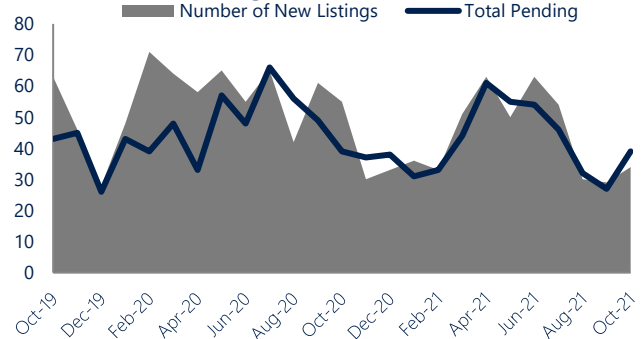
This month there were 34 homes newly listed for sale in Roxshire and Reeds Landing compared to 55 in October 2020, a decrease of 38%. There were 39 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 44% higher than last month.

Months of Supply

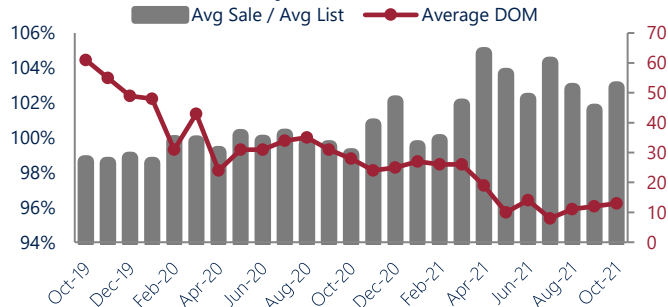
In October, there was 0.5 months of supply available in Roxshire and Reeds Landing, compared to 1.9 in October 2020. That is a decrease of 76% versus a year ago.

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 October, the average sale price in Roxshire and Reeds Landing was 102.9% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 28, a decrease of 54%.

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