



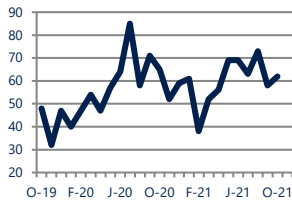
Focus On: Southern Mechanicsville Housing Market

October 2021

Zip Code(s): 23111

Units Sold

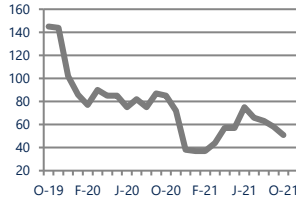
62



Down -5%
Vs. Year Ago

Active Inventory

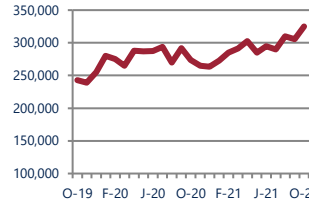
51



Down -40%
Vs. Year Ago

Median Sale Price

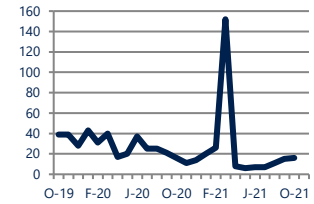
\$325,000



Up 19%
Vs. Year Ago

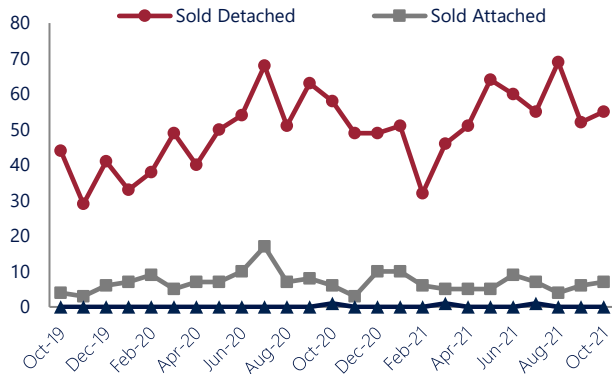
Days On Market

16



No Change
Vs. Year Ago

Units Sold*



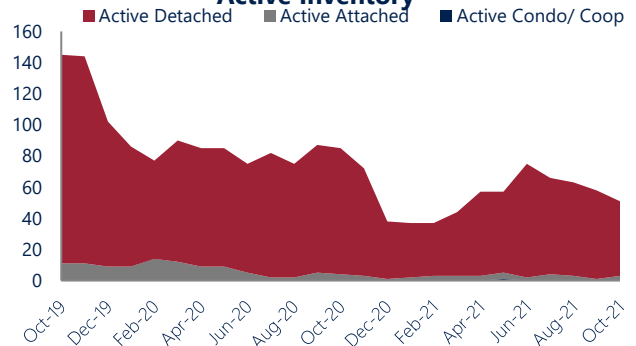
Units Sold

There was an increase in total units sold in October, with 62 sold this month in Southern Mechanicsville versus 58 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 5% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 40%. The total number of active inventory this October was 51 compared to 85 in October 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 58, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Southern Mechanicsville Homes was \$273,500. This October, the median sale price was \$325,000, an increase of 19% or \$51,500 compared to last year. The current median sold price is 6% 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.

Southern Mechanicsville are defined as properties listed in zip code/s 23111.

*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.

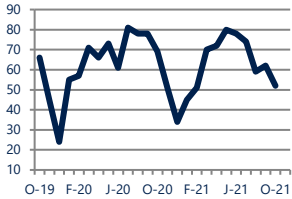




Zip Code(s): 23111

New Listings

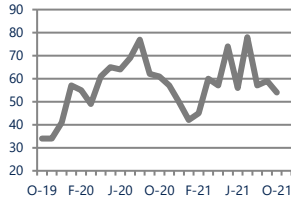
52



Down -25%
Vs. Year Ago

Current Contracts

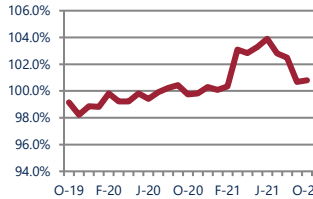
54



Down -11%
Vs. Year Ago

Sold Vs. List Price

100.8%



Up 1.1%
Vs. Year Ago

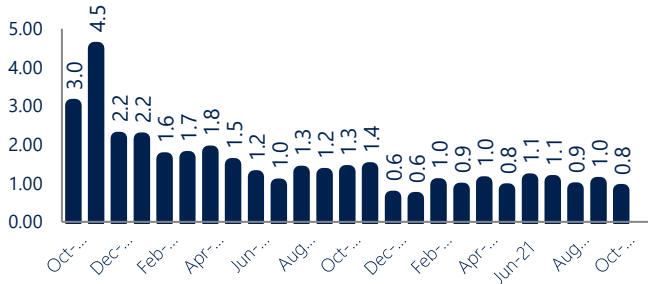
Months of Supply

0.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

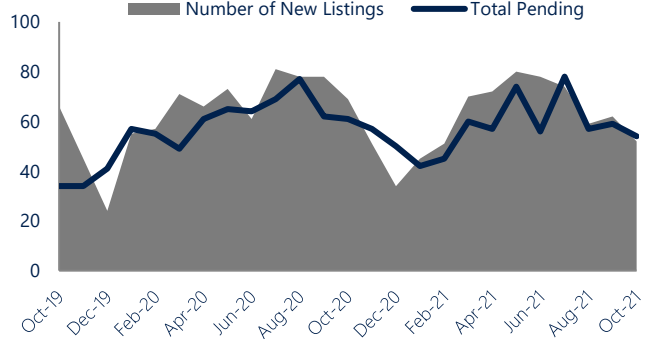
In October, there was 0.8 months of supply available in Southern Mechanicsville, compared to 1.3 in October 2020. That is a decrease of 37% versus a year ago.

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.

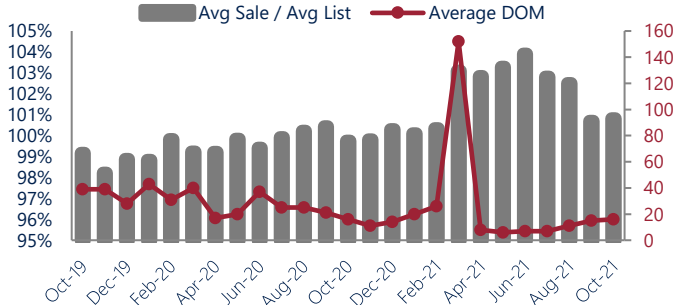
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Southern Mechanicsville compared to 69 in October 2020, a decrease of 25%. There were 54 current contracts pending sale this October compared to 61 a year ago. The number of current contracts is 11% lower 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 Southern Mechanicsville was 100.8% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, which is similar compared to a year ago.

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