



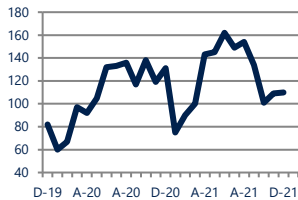
Focus On: Woodlake and Brandermill Housing Market

December 2021

Zip Code(s): 23112

Units Sold

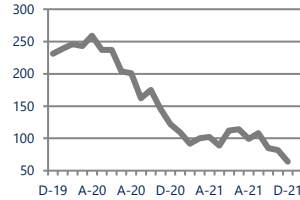
110



Down -16%
Vs. Year Ago

Active Inventory

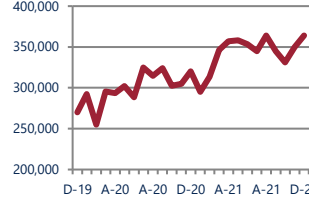
64



Down -48%
Vs. Year Ago

Median Sale Price

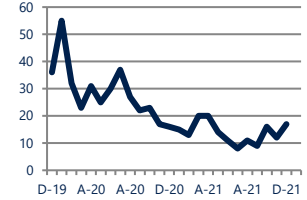
\$363,995



Up 14%
Vs. Year Ago

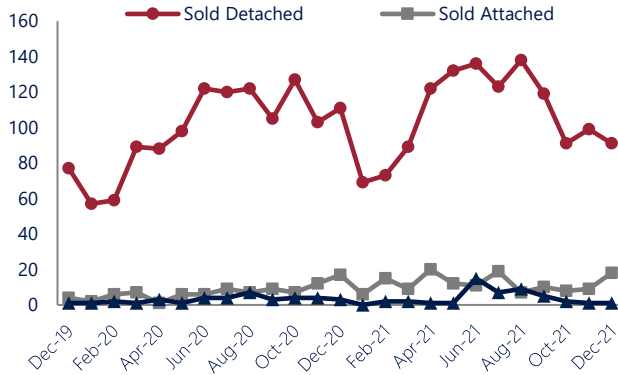
Days On Market

17



Up 6%
Vs. Year Ago

Units Sold*



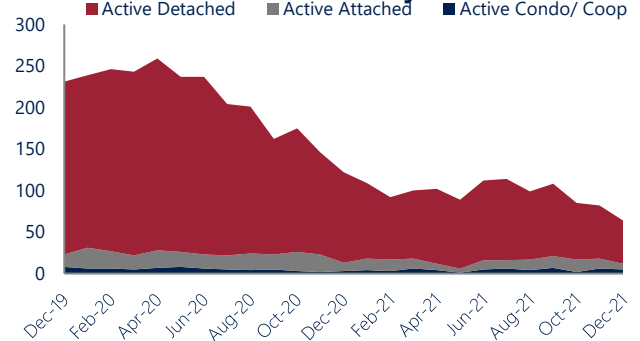
Units Sold

There was an increase in total units sold in December, with 110 sold this month in Woodlake and Brandermill versus 109 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 16% versus December 2020.

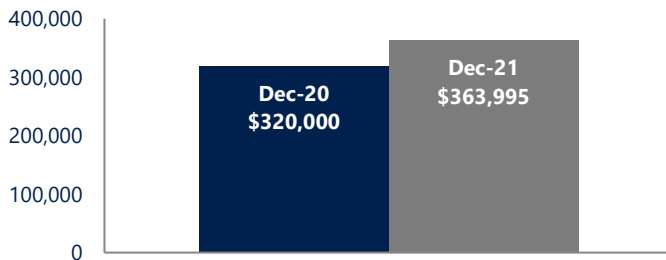
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 48%. The total number of active inventory this December was 64 compared to 122 in December 2020. This month's total of 64 is lower than the previous month's total supply of available inventory of 82, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Woodlake and Brandermill Homes was \$320,000. This December, the median sale price was \$363,995, an increase of 14% or \$43,995 compared to last year. The current median sold price is 4% 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.

Woodlake and Brandermill are defined as properties listed in zip code/s 23112.

*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.

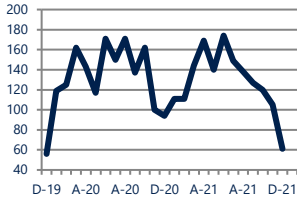




Zip Code(s): 23112

New Listings

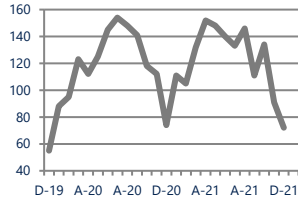
61



Down -35%
Vs. Year Ago

Current Contracts

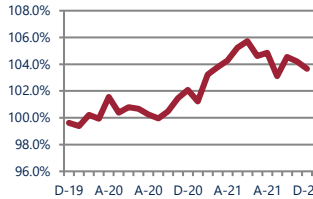
72



Down -3%
Vs. Year Ago

Sold Vs. List Price

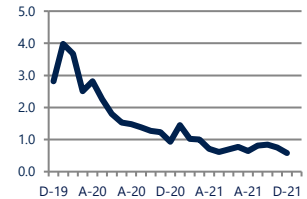
103.7%



Up 1.5%
Vs. Year Ago

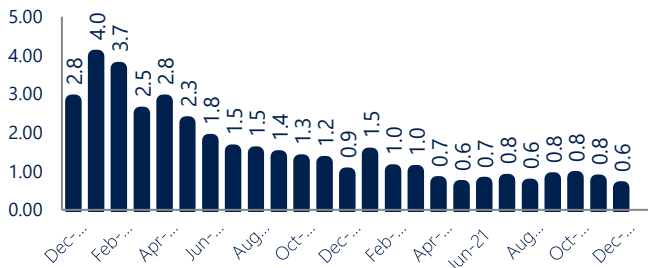
Months of Supply

0.6



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

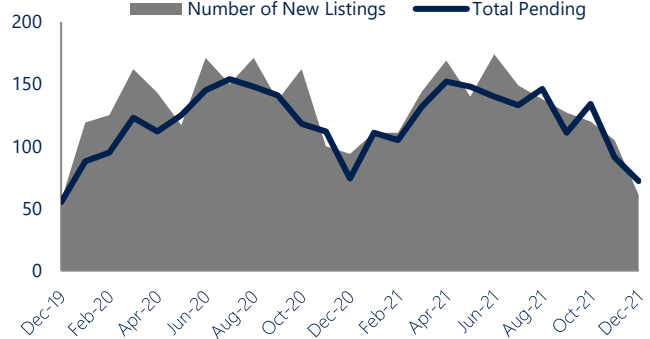
In December, there was 0.6 months of supply available in Woodlake and Brandermill, compared to 0.9 in December 2020. That is a decrease of 38% versus a year ago.

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.

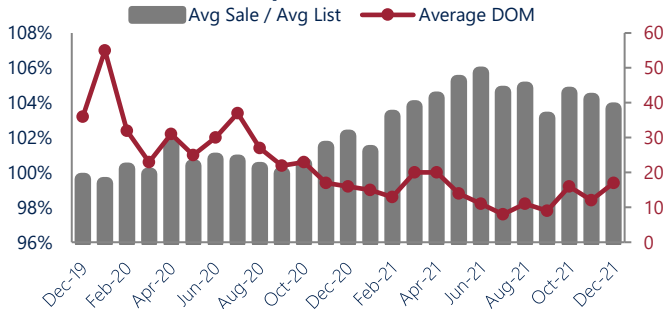
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Woodlake and Brandermill compared to 94 in December 2020, a decrease of 35%. There were 72 current contracts pending sale this December compared to 74 a year ago. The number of current contracts is 3% 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 Woodlake and Brandermill was 103.7% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 16, an increase of 6%.

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