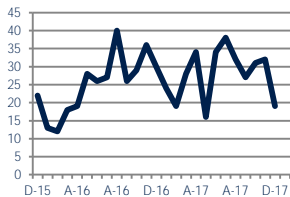




Units Sold

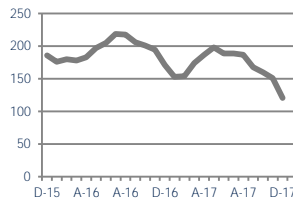
19



Down
Vs. Year Ago

Active Inventory

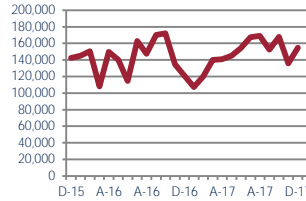
121



Down -29%
Vs. Year Ago

Median Sale Price

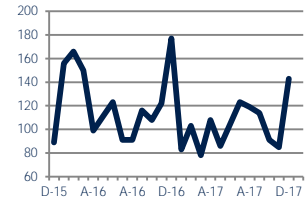
\$154,900



Up
Vs. Year Ago

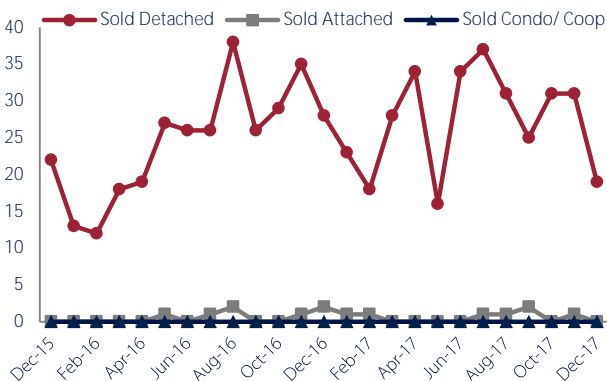
Days On Market

143



Down -19%
Vs. Year Ago

Units Sold*



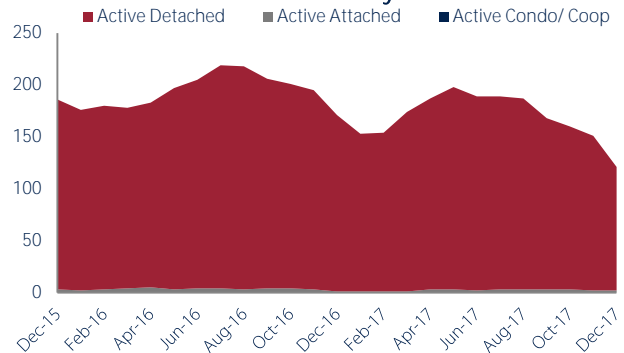
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 19 sold this month in Amherst County. This month's total units sold was lower than at this time last year, a decrease from December 2016.

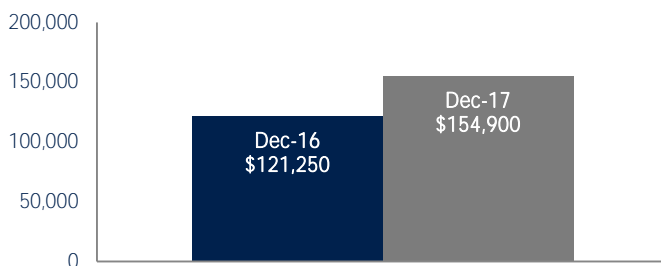
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 29%. The total number of active inventory this December was 121 compared to 171 in December 2016. This month's total of 121 is lower than the previous month's total supply of available inventory of 151, a decrease of 20%.

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 Amherst County Homes was \$121,250. This December, the median sale price was \$154,900, an increase of \$33,650 compared to last year. The current median sold price is 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.

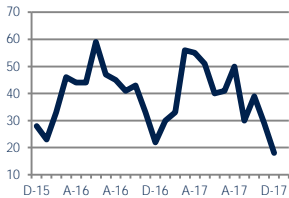


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by LAR and its 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 LAR or Long & Foster Real Estate, Inc.



New Listings

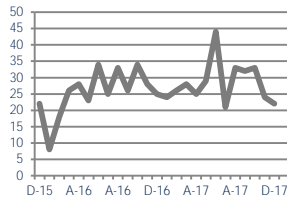
18



Down -18%
Vs. Year Ago

Current Contracts

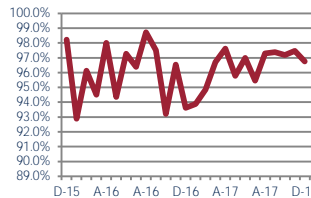
22



Down -12%
Vs. Year Ago

Sold Vs. List Price

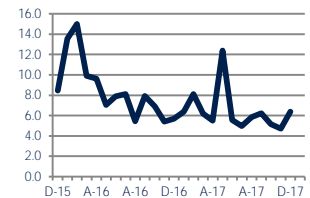
96.8%



Up 3.4%
Vs. Year Ago

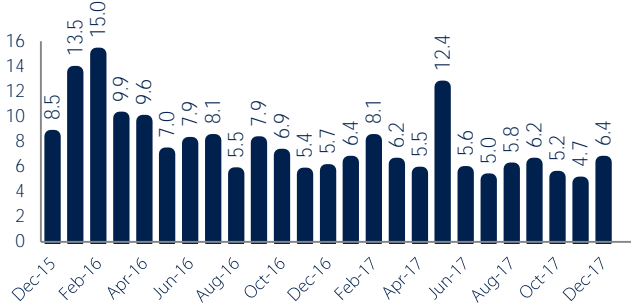
Months of Supply

6.4



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

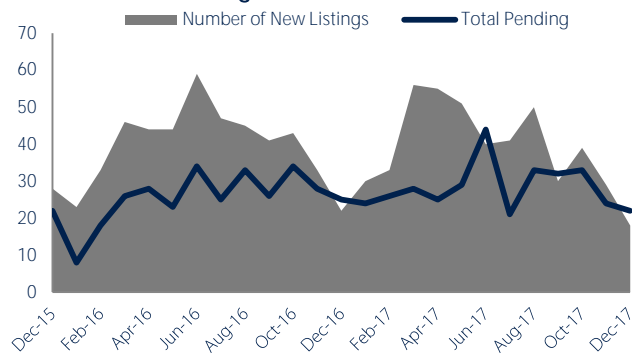
In December, there was 6.4 months of supply available in Amherst County, compared to 5.7 in December 2016. That is an increase of 12% versus a year ago.

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.

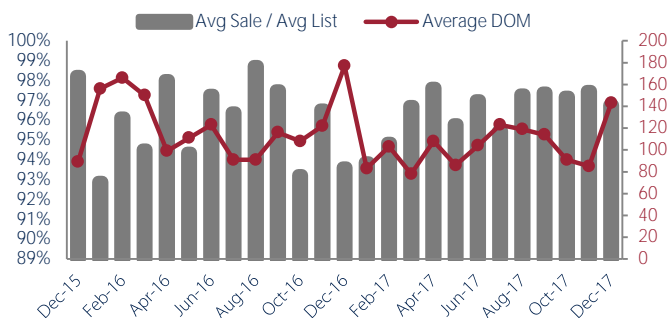
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Amherst County compared to 22 in December 2016, a decrease of 18%. There were 22 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 12% 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 Amherst County was 96.8% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 143, lower than the average last year, which was 177, a decrease of 19%.



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