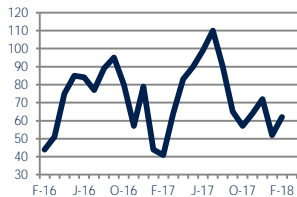




Units Sold

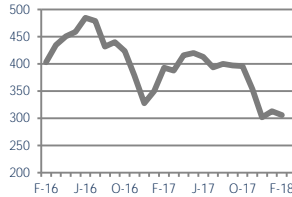
62



Up
Vs. Year Ago

Active Inventory

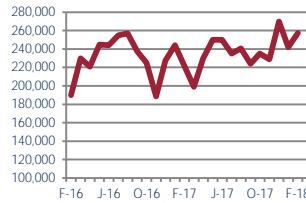
306



Down -22%
Vs. Year Ago

Median Sale Price

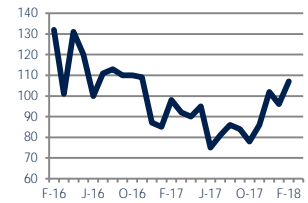
\$257,450



Up 16%
Vs. Year Ago

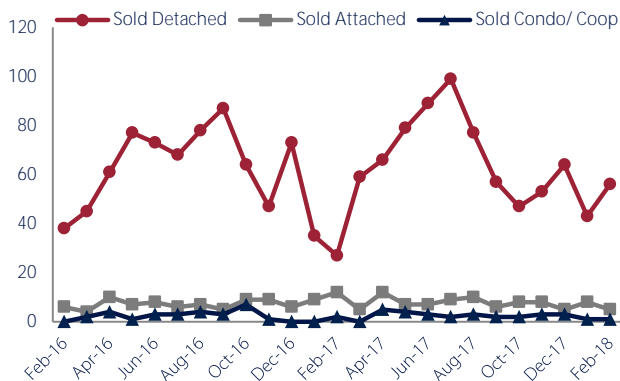
Days On Market

107



Up 9%
Vs. Year Ago

Units Sold*



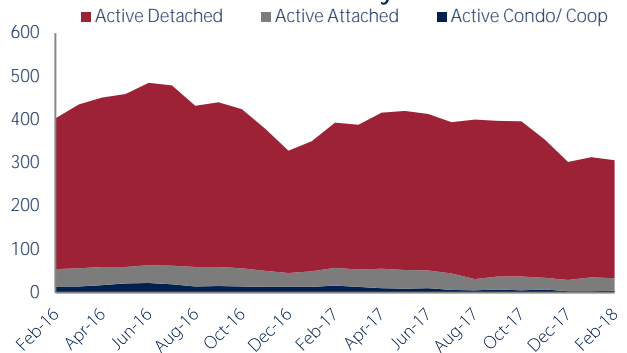
Units Sold

There was an increase in total units sold in February, with 62 sold this month in Bedford County. This month's total units sold was higher than at this time last year.

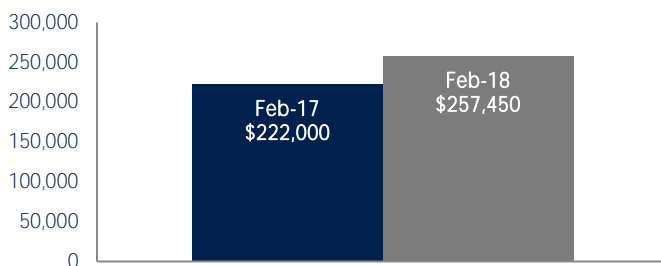
Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 22%. The total number of active inventory this February was 306 compared to 393 in February 2017. This month's total of 306 is lower than the previous month's total supply of available inventory of 313, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Bedford County Homes was \$222,000. This February, the median sale price was \$257,450, an increase of 16% or \$35,450 compared to last year. The current median sold price is 6% higher than in January.

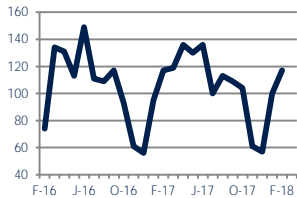
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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.

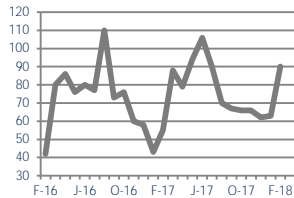


New Listings
117



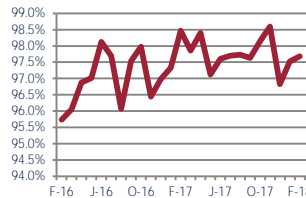
No Change
Vs. Year Ago

Current Contracts
90



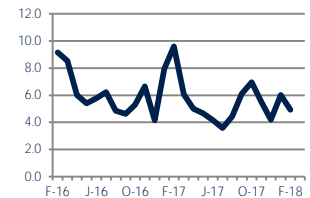
Up 64%
Vs. Year Ago

Sold Vs. List Price
97.7%



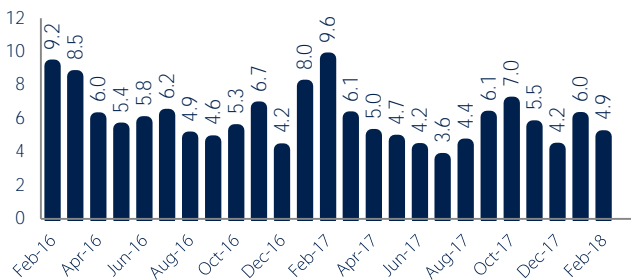
Down -0.8%
Vs. Year Ago

Months of Supply
4.9



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

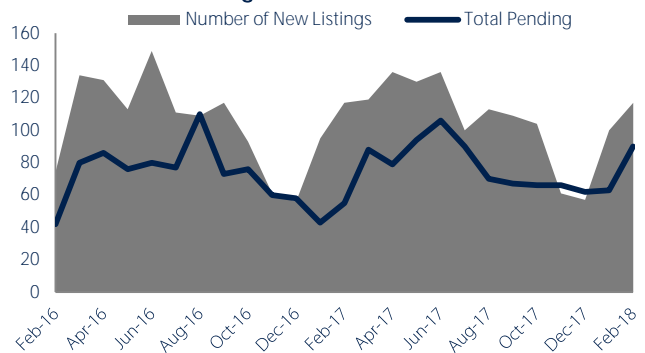
In February, there was 4.9 months of supply available in Bedford County, compared to 9.6 in February 2017. That is a decrease of 49% versus a year ago.

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.

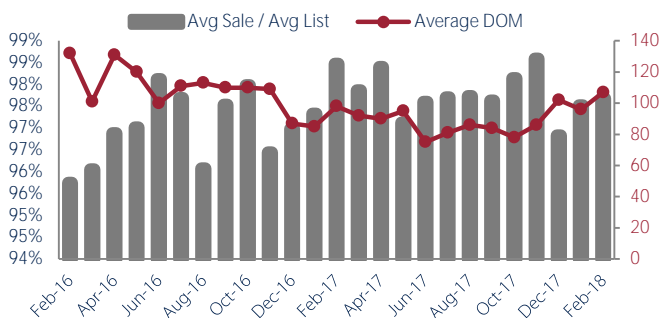
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Bedford County, which is similar to the amount in February 2017. There were 90 current contracts pending sale this February compared to 55 a year ago. The number of current contracts is 64% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Bedford County was 97.7% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 107, higher than the average last year, which was 98, an increase of 9%.



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