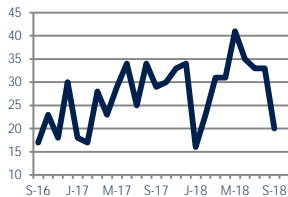


Zip Code(s): 23224

Units Sold

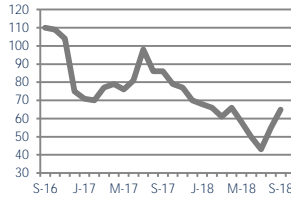
20



Down
Vs. Year Ago

Active Inventory

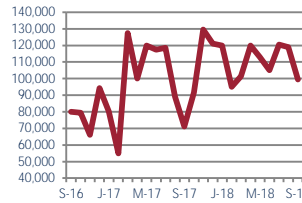
65



Down -24%
Vs. Year Ago

Median Sale Price

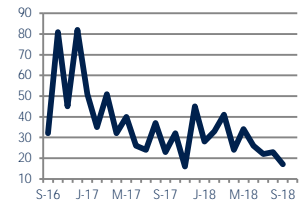
\$99,500



Up
Vs. Year Ago

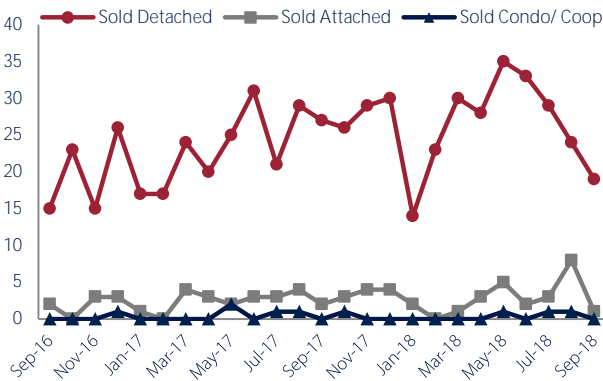
Days On Market

17



Down -26%
Vs. Year Ago

Units Sold*



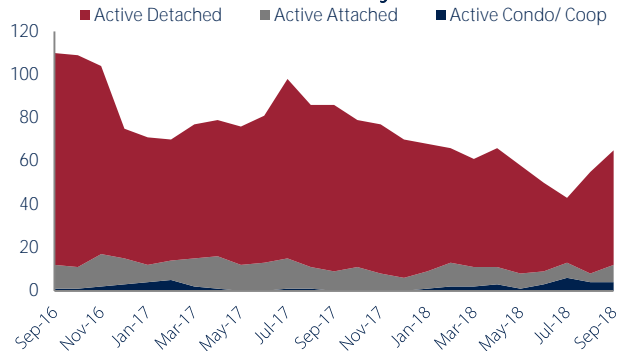
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 20 sold this month in Blackwell and Broad Rock. This month's total units sold was lower than at this time last year, a decrease from September 2017.

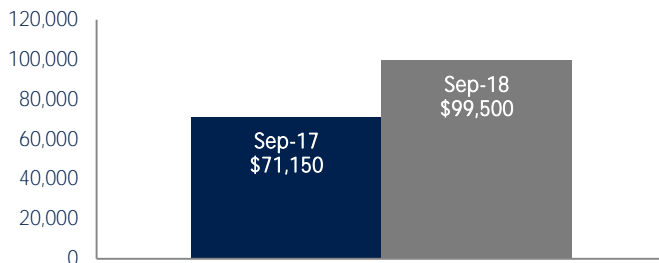
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 24%. The total number of active inventory this September was 65 compared to 86 in September 2017. This month's total of 65 is higher than the previous month's total supply of available inventory of 55, an increase of 18%.

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 September, the median sale price for Blackwell and Broad Rock Homes was \$71,150. This September, the median sale price was \$99,500, an increase of \$28,350 compared to last year. The current median sold price is lower than in August.

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



Blackwell and Broad Rock are defined as properties listed in zip code/s 23224.

*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.

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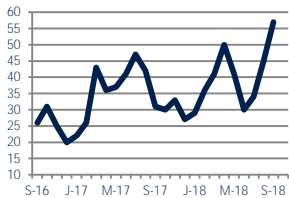




Zip Code(s): 23224

New Listings

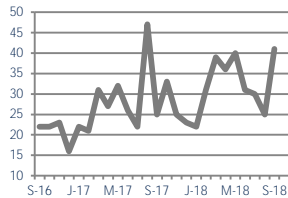
57



Up 84%
Vs. Year Ago

Current Contracts

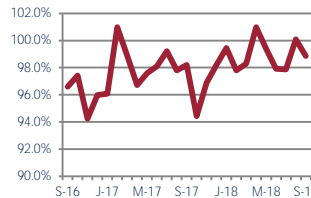
41



Up 64%
Vs. Year Ago

Sold Vs. List Price

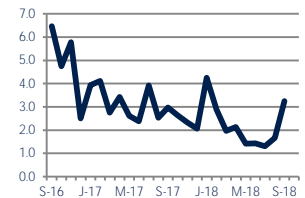
98.9%



Up 0.7%
Vs. Year Ago

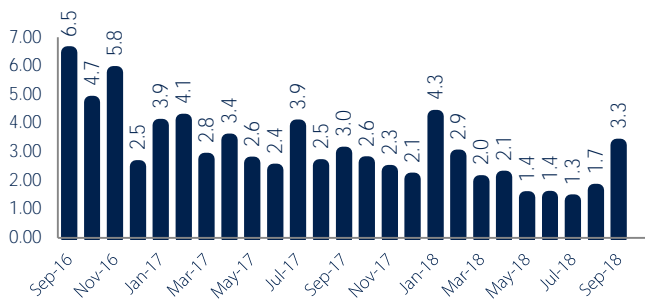
Months of Supply

3.3



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.3 months of supply available in Blackwell and Broad Rock, compared to 3.0 in September 2017. That is an increase of 10% versus a year ago.

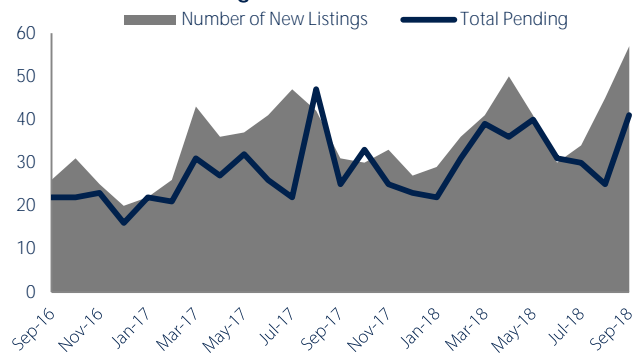
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

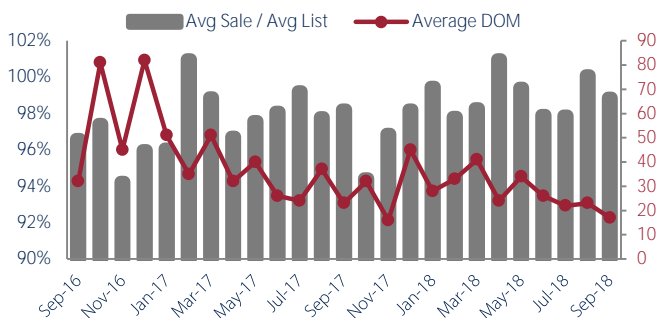
This month there were 57 homes newly listed for sale in Blackwell and Broad Rock compared to 31 in September 2017, an increase of 84%.

There were 41 current contracts pending sale this September compared to 25 a year ago. The number of current contracts is 64% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Blackwell and Broad Rock was 98.9% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 23, a decrease of 26%.



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