



# The Long & Foster Market Minute™

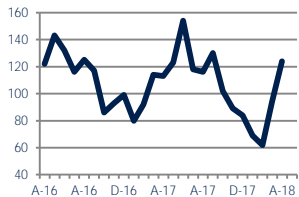
Focus On: Campbells Landing, Munden, and Vine Housing Market

April 2018

Zip Code(s): 23456 and 23457

## Units Sold

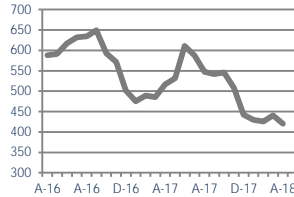
124



Up 10%  
Vs. Year Ago

## Active Inventory

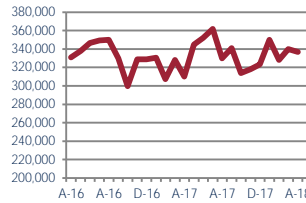
420



Down -19%  
Vs. Year Ago

## Median Sale Price

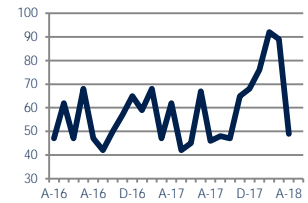
\$336,950



Up 9%  
Vs. Year Ago

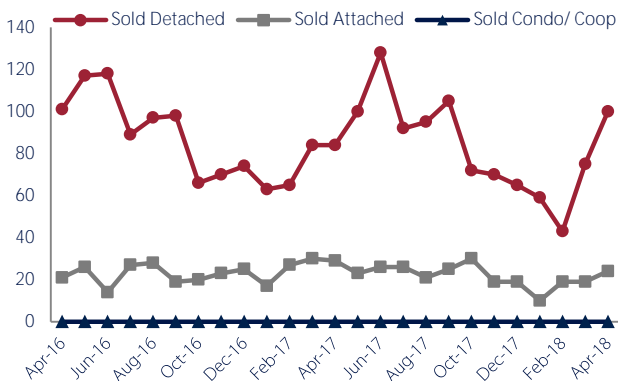
## Days On Market

49



Down -21%  
Vs. Year Ago

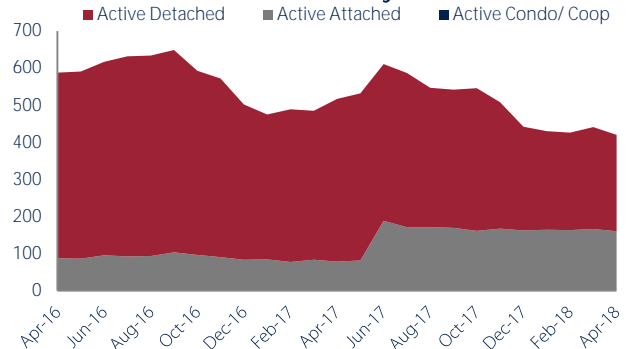
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 124 sold this month in Campbells Landing, Munden, and Vine versus 94 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2017.

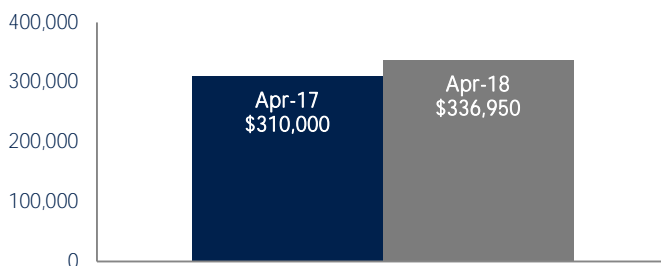
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 19%. The total number of active inventory this April was 420 compared to 517 in April 2017. This month's total of 420 is lower than the previous month's total supply of available inventory of 441, a decrease of 5%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Campbells Landing, Munden, and Vine Homes was \$310,000. This April, the median sale price was \$336,950, an increase of 9% or \$26,950 compared to last year. The current median sold price is 1% lower than in March.

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



Campbells Landing, Munden, and Vine are defined as properties listed in zip code/s 23456 and 23457.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

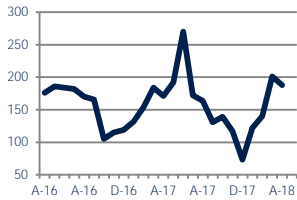




Zip Code(s): 23456 and 23457

### New Listings

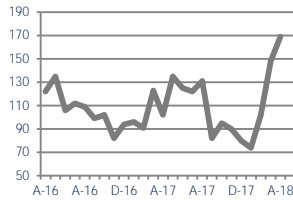
188



Up 10%  
Vs. Year Ago

### Current Contracts

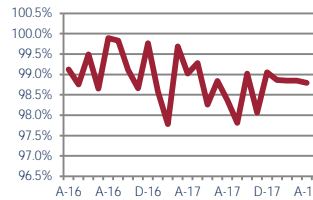
169



Up 66%  
Vs. Year Ago

### Sold Vs. List Price

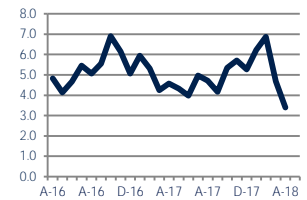
98.8%



No Change  
Vs. Year Ago

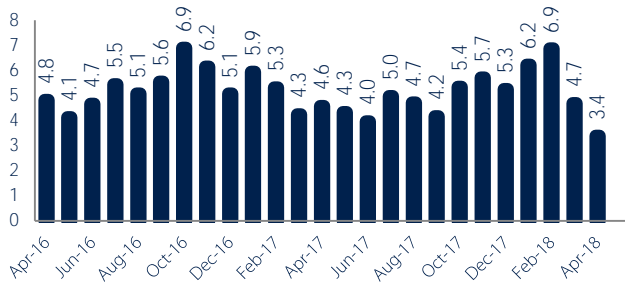
### Months of Supply

3.4



Down -26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

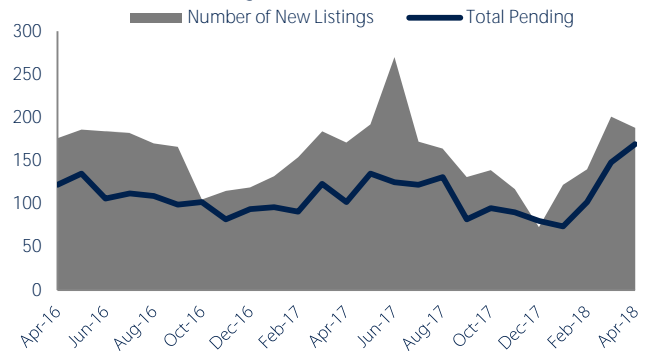
In April, there was 3.4 months of supply available in Campbells Landing, Munden, and Vine, compared to 4.6 in April 2017. That is a decrease of 26% versus a year ago.

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.

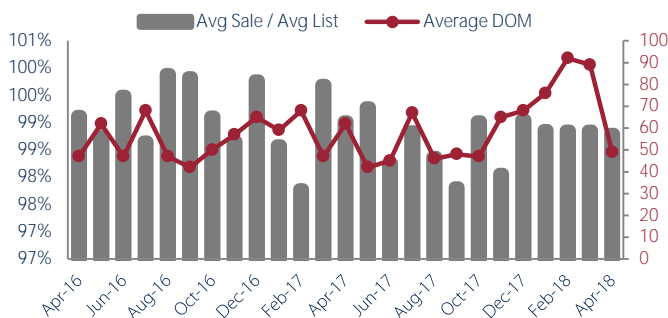
### New Listings & Current Contracts

This month there were 188 homes newly listed for sale in Campbells Landing, Munden, and Vine compared to 171 in April 2017, an increase of 10%. There were 169 current contracts pending sale this April compared to 102 a year ago. The number of current contracts is 66% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Campbells Landing, Munden, and Vine was 98.8% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 62, a decrease of 21%.



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