



# The Long & Foster Market Minute™

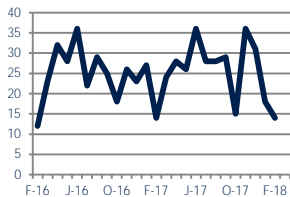
Focus On: Chamberlayne Housing Market

February 2018

Zip Code(s): 23227

## Units Sold

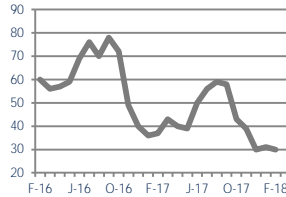
14



No Change  
Vs. Year Ago

## Active Inventory

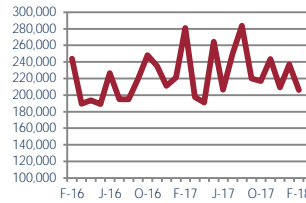
30



Down -19%  
Vs. Year Ago

## Median Sale Price

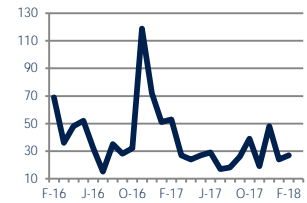
\$206,250



Down  
Vs. Year Ago

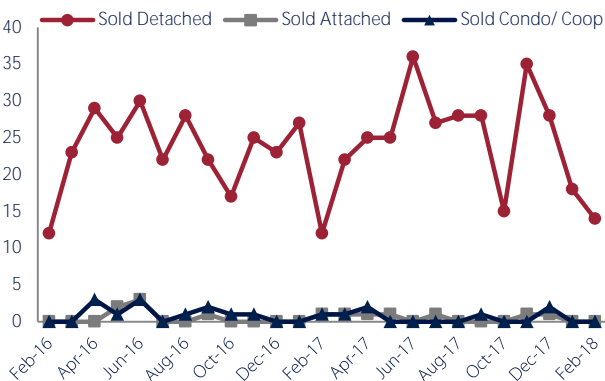
## Days On Market

27



Down -49%  
Vs. Year Ago

## Units Sold\*



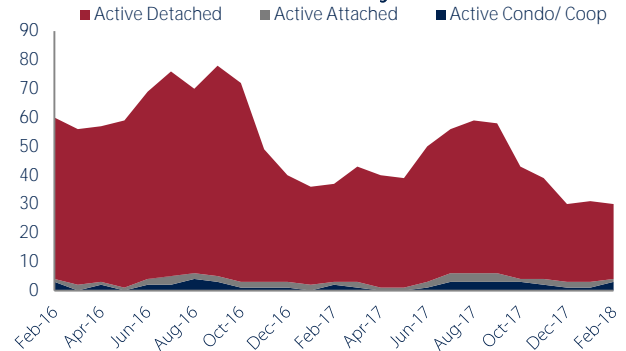
## Units Sold

There was a decrease in total units sold in February, with 14 sold this month in Chamberlayne, a decrease of 22%. This month's total units sold is similar compared to a year ago.

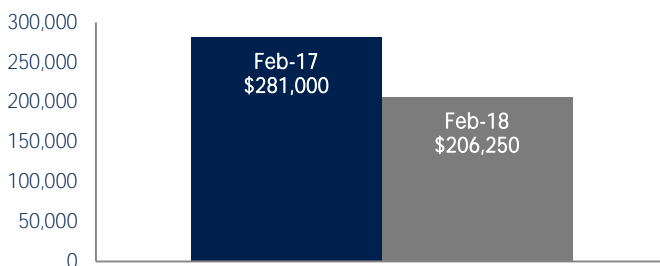
## Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 19%. The total number of active inventory this February was 30 compared to 37 in February 2017. This month's total of 30 is lower than the previous month's total supply of available inventory of 31, a decrease of 3%.

## 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 February, the median sale price for Chamberlayne Homes was \$281,000. This February, the median sale price was \$206,250, a decrease of \$74,750 compared to last year. The current median sold price is lower 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.



Chamberlayne are defined as properties listed in zip code/s 23227.

\*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.

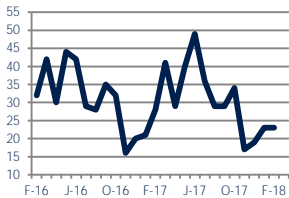
Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 23227

**New Listings**

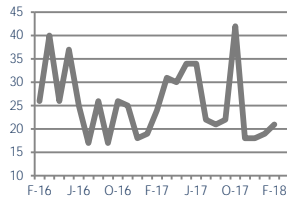
23



Down -18%  
Vs. Year Ago

**Current Contracts**

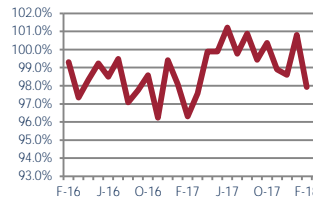
21



Down -13%  
Vs. Year Ago

**Sold Vs. List Price**

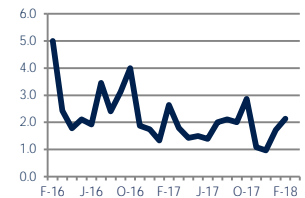
97.9%



Up 1.7%  
Vs. Year Ago

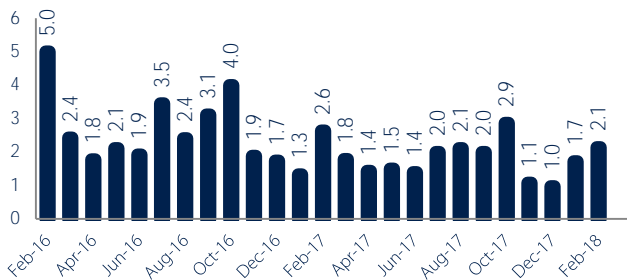
**Months of Supply**

2.1



Down -19%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

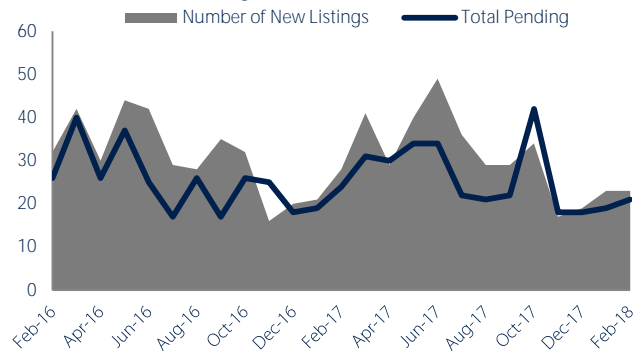
In February, there was 2.1 months of supply available in Chamberlayne, compared to 2.6 in February 2017. That is a decrease of 19% versus a year ago.

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.

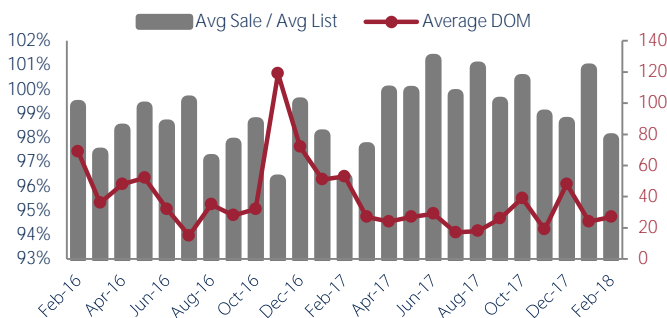
**New Listings & Current Contracts**

This month there were 23 homes newly listed for sale in Chamberlayne compared to 28 in February 2017, a decrease of 18%. There were 21 current contracts pending sale this February compared to 24 a year ago. The number of current contracts is 13% lower 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 Chamberlayne was 97.9% 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 27, lower than the average last year, which was 53, a decrease of 49%.



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