



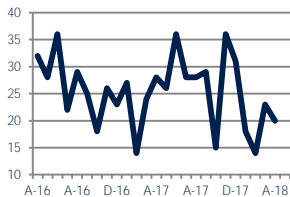
Focus On: Chamberlayne Housing Market

April 2018

Zip Code(s): 23227

Units Sold

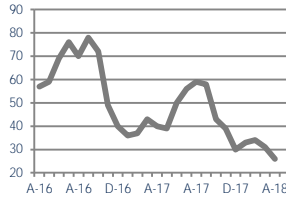
20



Down -29%
Vs. Year Ago

Active Inventory

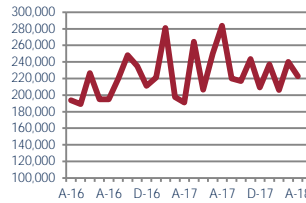
26



Down -35%
Vs. Year Ago

Median Sale Price

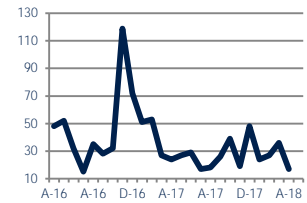
\$222,750



Up 17%
Vs. Year Ago

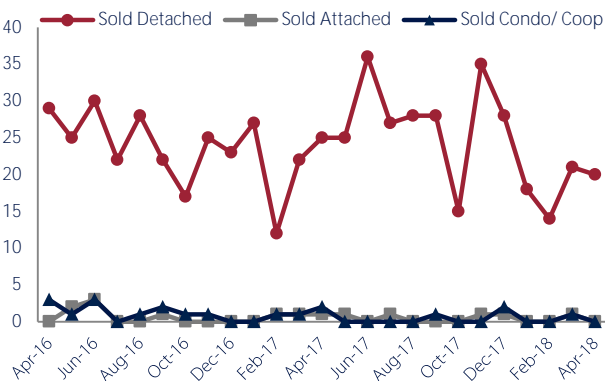
Days On Market

17



Down -29%
Vs. Year Ago

Units Sold*



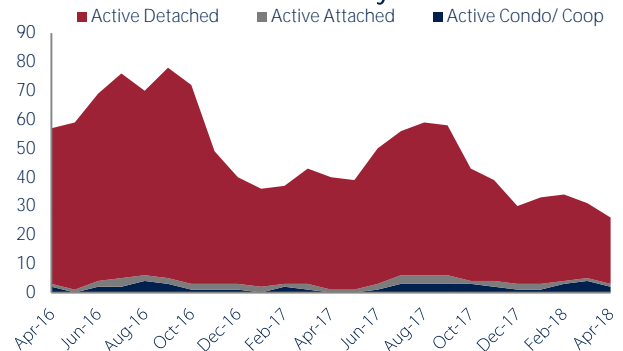
Units Sold

There was a decrease in total units sold in April, with 20 sold this month in Chamberlayne versus 23 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2017.

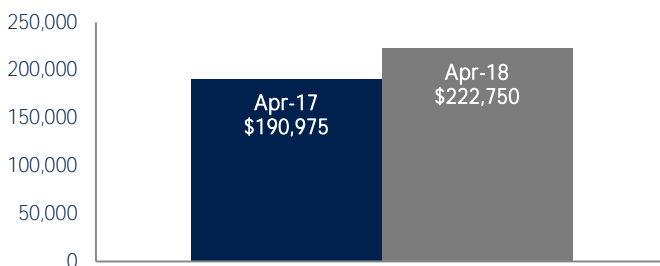
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 35%. The total number of active inventory this April was 26 compared to 40 in April 2017. This month's total of 26 is lower than the previous month's total supply of available inventory of 31, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chamberlayne Homes was \$190,975. This April, the median sale price was \$222,750, an increase of 17% or \$31,775 compared to last year. The current median sold price is 7% 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.



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.





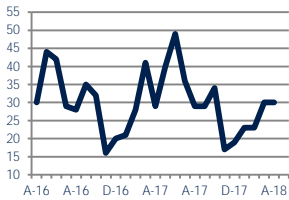
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Zip Code(s): 23227

New Listings

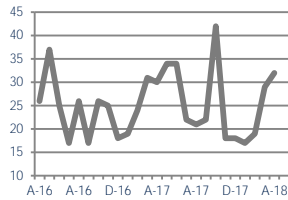
30



Up 3%
Vs. Year Ago

Current Contracts

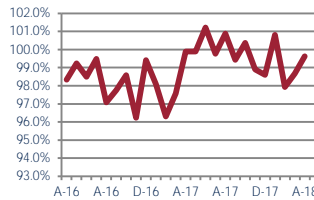
32



Up 7%
Vs. Year Ago

Sold Vs. List Price

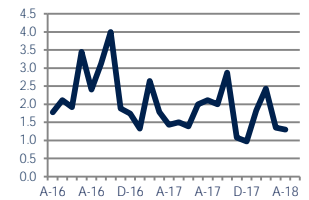
99.6%



No Change
Vs. Year Ago

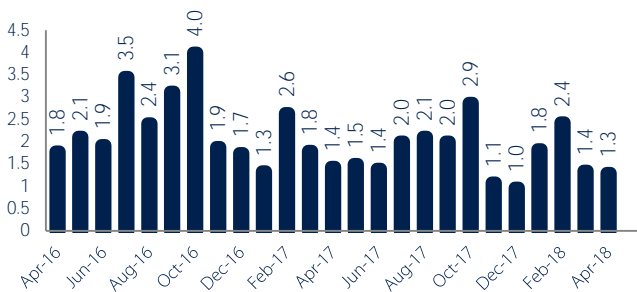
Months of Supply

1.3



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

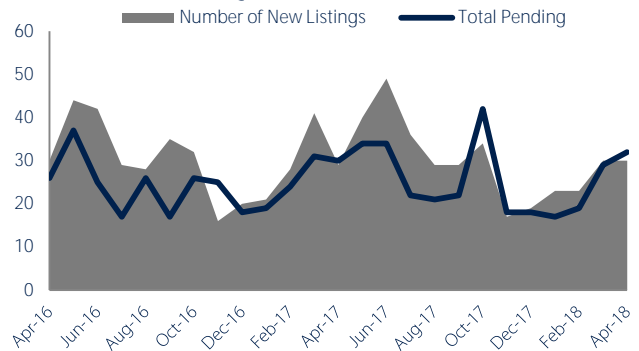
In April, there was 1.3 months of supply available in Chamberlayne, compared to 1.4 in April 2017. That is a decrease of 9% versus a year ago.

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.

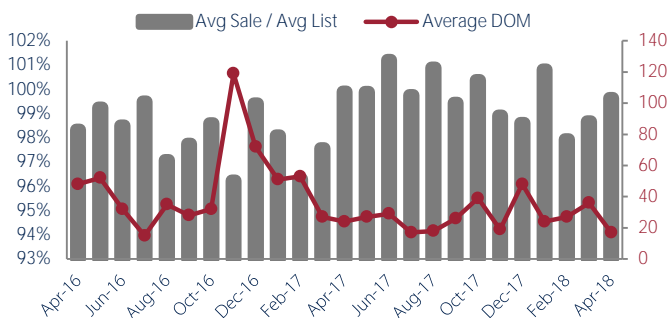
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Chamberlayne compared to 29 in April 2017, an increase of 3%. There were 32 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 7% 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 Chamberlayne was 99.6% 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 17, lower than the average last year, which was 24, a decrease of 29%.



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