



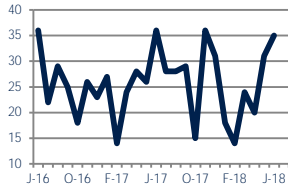
The Long & Foster Market Minute™

Focus On: Chamberlayne Housing Market

June 2018

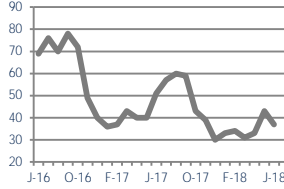
Zip Code(s): 23227

Units Sold
35



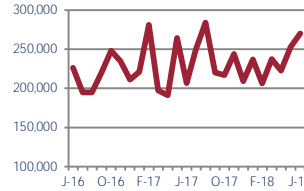
Down -3%
Vs. Year Ago

Active Inventory
37



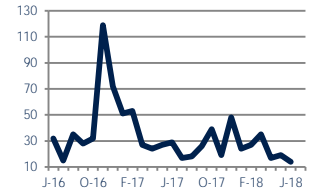
Down -27%
Vs. Year Ago

Median Sale Price
\$270,000



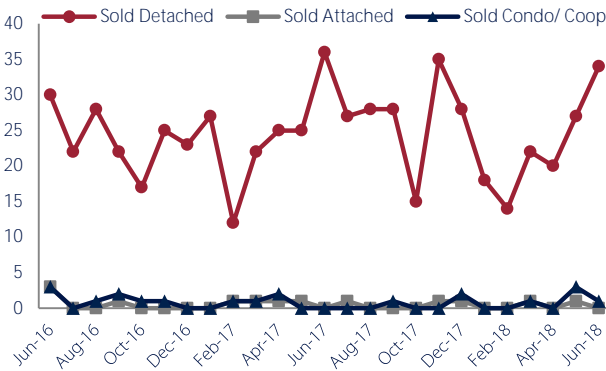
Up
Vs. Year Ago

Days On Market
14



Down
Vs. Year Ago

Units Sold*



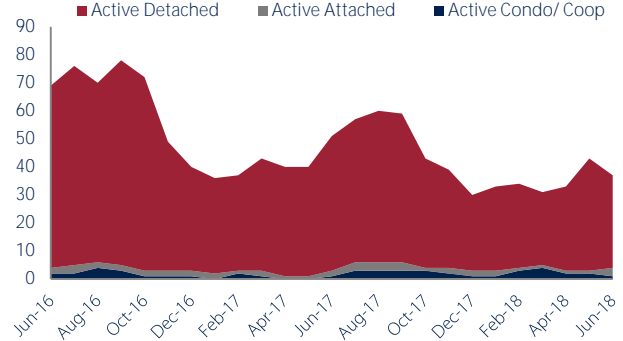
Units Sold

There was an increase in total units sold in June, with 35 sold this month in Chamberlayne versus 31 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 3% versus June 2017.

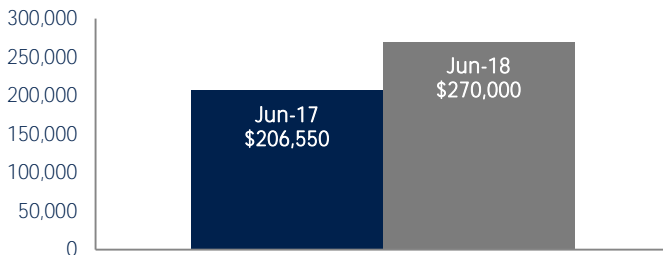
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 27%. The total number of active inventory this June was 37 compared to 51 in June 2017. This month's total of 37 is lower than the previous month's total supply of available inventory of 43, a decrease of 14%.

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 June, the median sale price for Chamberlayne Homes was \$206,550. This June, the median sale price was \$270,000, an increase of \$63,450 compared to last year. The current median sold price is higher than in May.

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.



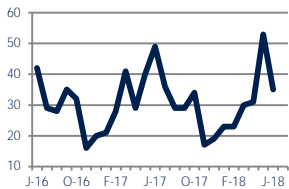


Focus On: Chamberlayne Housing Market

June 2018

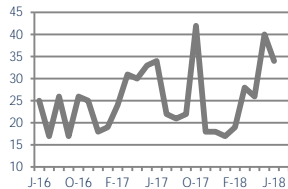
Zip Code(s): 23227

New Listings
35



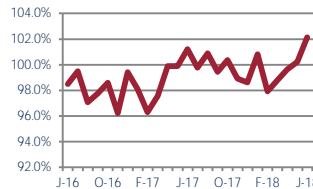
Down -29%
Vs. Year Ago

Current Contracts
34



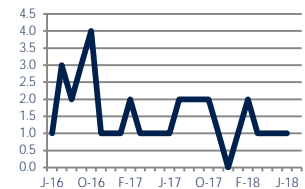
No Change
Vs. Year Ago

Sold Vs. List Price
102.2%



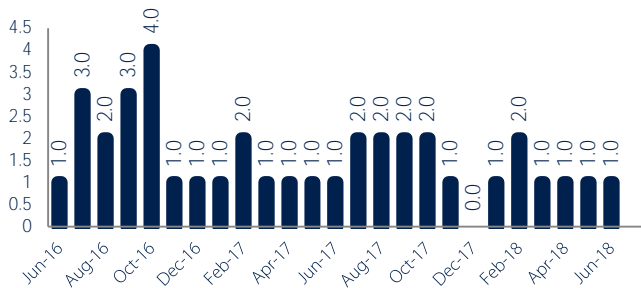
Up 0.9%
Vs. Year Ago

Months of Supply
1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

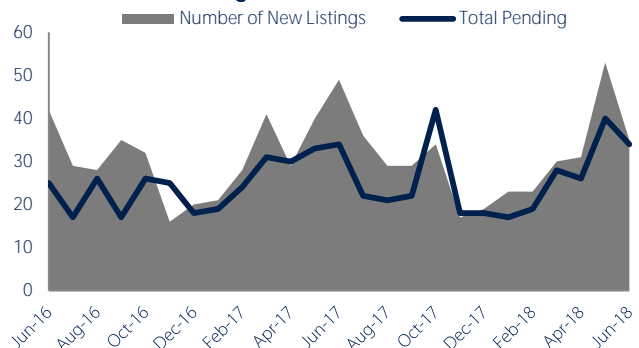
In June, there was 1.1 months of supply available in Chamberlayne, compared to 1.4 in June 2017. That is a decrease of 25% versus a year ago.

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.

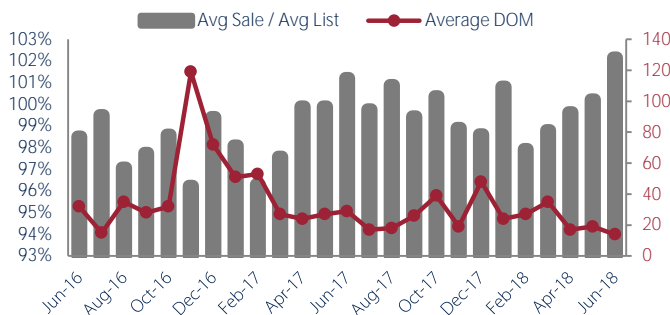
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Chamberlayne compared to 49 in June 2017, a decrease of 29%. There were 34 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 15% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Chamberlayne was 102.2% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 29. This decrease was impacted by the limited number of sales.



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.

