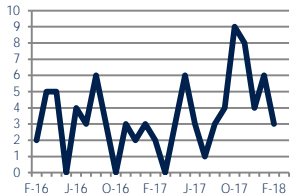




Units Sold

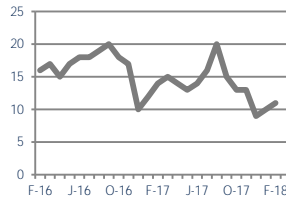
3



Up
Vs. Year Ago

Active Inventory

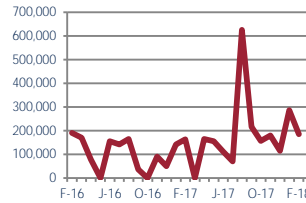
11



Down -21%
Vs. Year Ago

Median Sale Price

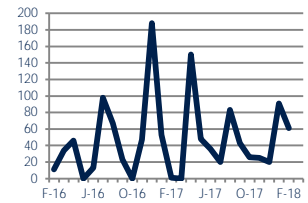
\$185,000



Up
Vs. Year Ago

Days On Market

61



Up
Vs. Year Ago

Units Sold*



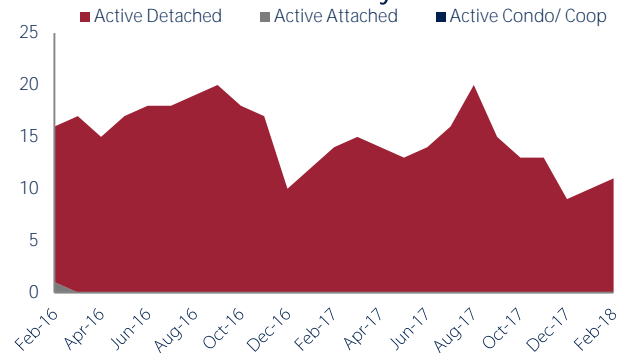
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 3 sold this month in Charles City County. This month's total units sold was higher than at this time last year, an increase from February 2017.

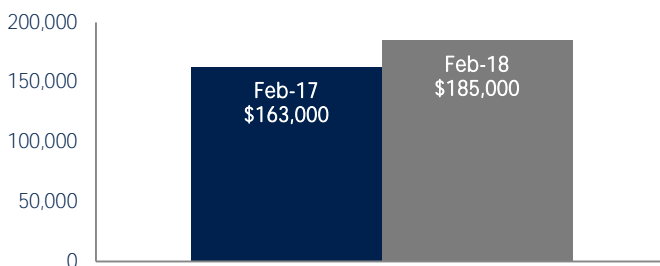
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 21%. The total number of active inventory this February was 11 compared to 14 in February 2017. This month's total of 11 is higher than the previous month's total supply of available inventory of 10, an increase of 10%.

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 Charles City County Homes was \$163,000. This February, the median sale price was \$185,000, an increase of \$22,000 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.

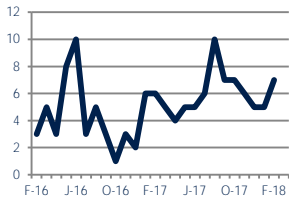


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.



New Listings

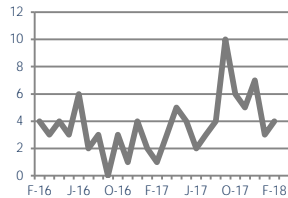
7



Up 17%
Vs. Year Ago

Current Contracts

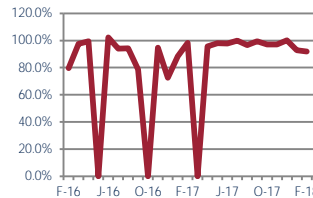
4



Up 300%
Vs. Year Ago

Sold Vs. List Price

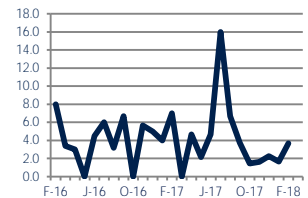
91.9%



Down
Vs. Year Ago

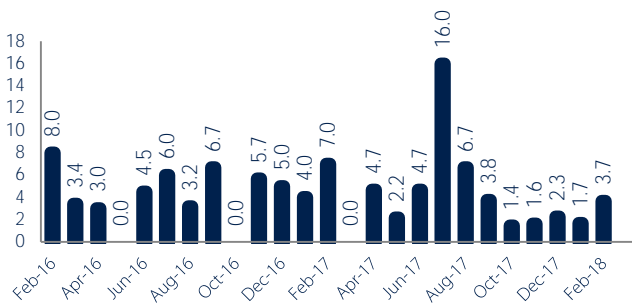
Months of Supply

3.7



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

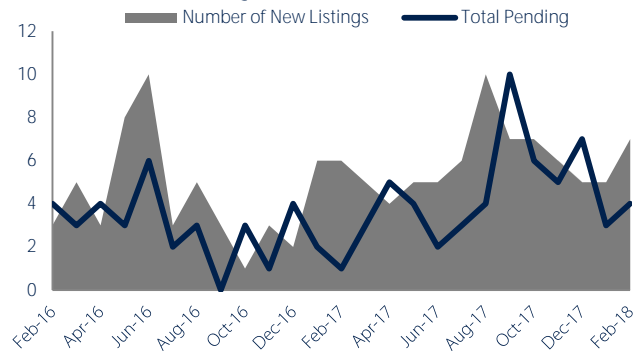
In February, there was 3.7 months of supply available in Charles City County, compared to 7.0 in February 2017. That is a decrease of 48% versus a year ago.

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.

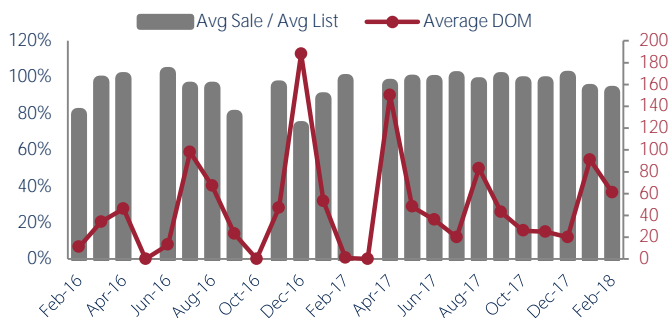
New Listings & Current Contracts

This month there were 7 homes newly listed for sale in Charles City County compared to 6 in February 2017, an increase of 17%. There were 4 current contracts pending sale this February compared to 1 a year ago. The number of current contracts is 300% higher 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 Charles City County was 91.9% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 1. This increase was impacted by the limited number of sales.



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