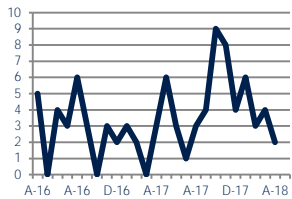




Units Sold

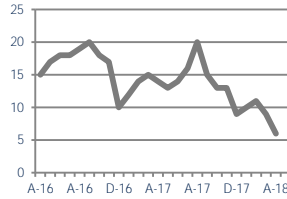
2



Down
Vs. Year Ago

Active Inventory

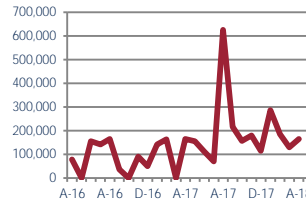
6



Down -57%
Vs. Year Ago

Median Sale Price

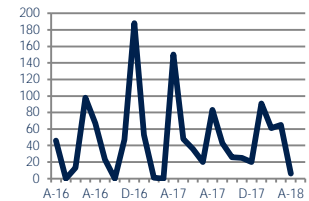
\$164,260



No Change
Vs. Year Ago

Days On Market

6



Down
Vs. Year Ago

Units Sold*



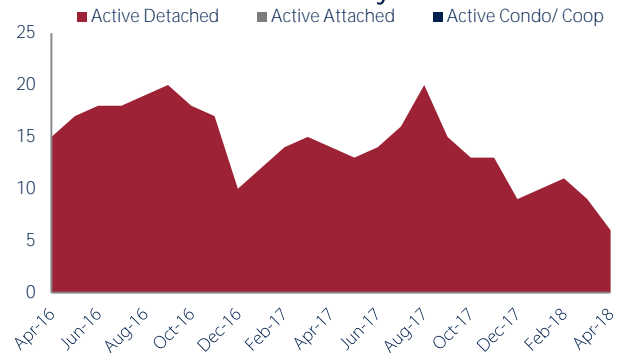
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 2 sold this month in Charles City County. This month's total units sold was lower than at this time last year, a decrease from April 2017.

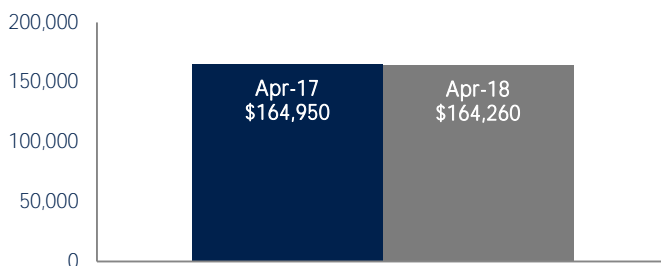
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 57%. The total number of active inventory this April was 6 compared to 14 in April 2017. This month's total of 6 is lower than the previous month's total supply of available inventory of 9, a decrease of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Charles City County Homes was \$164,950. This April, the median sale price was \$164,260, which is similar compared to a year ago. The current median sold price is 27% 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.

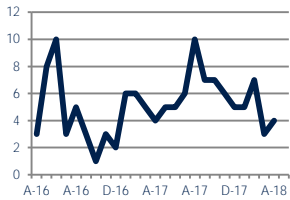


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

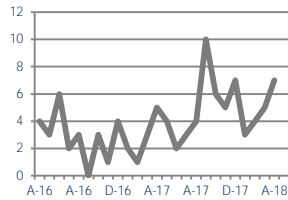
4



No Change
Vs. Year Ago

Current Contracts

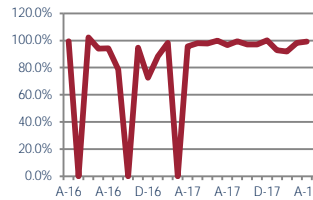
7



Up 40%
Vs. Year Ago

Sold Vs. List Price

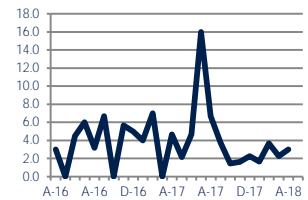
99.1%



Up 3.5%
Vs. Year Ago

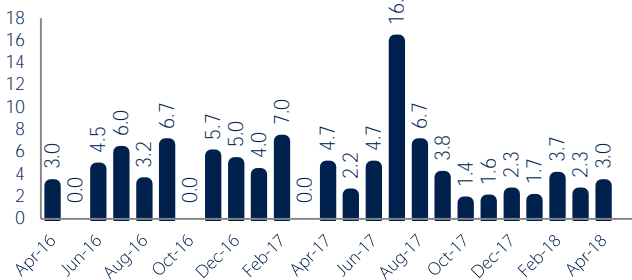
Months of Supply

3.0



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

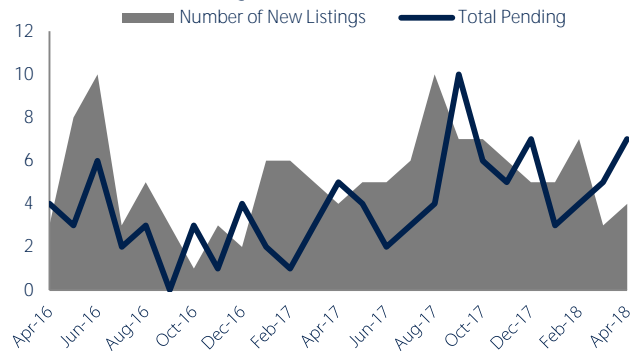
In April, there was 3.0 months of supply available in Charles City County, compared to 4.7 in April 2017. That is a decrease of 36% versus a year ago.

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.

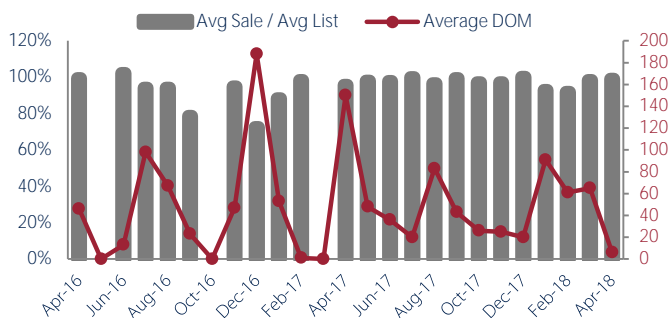
New Listings & Current Contracts

This month there were 4 homes newly listed for sale in Charles City County, which is similar to the amount in April 2017. There were 7 current contracts pending sale this April compared to 5 a year ago. The number of current contracts is 40% 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 Charles City County was 99.1% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 150. This decrease was impacted by the limited number of sales.



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