



# The Long & Foster Market Minute™

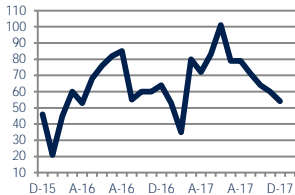
Focus On: Chester Housing Market

December 2017

Zip Code(s): 23831 and 23836

## Units Sold

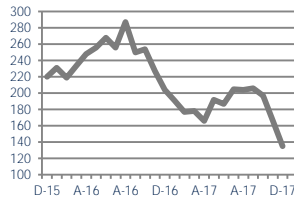
54



Down -16%  
Vs. Year Ago

## Active Inventory

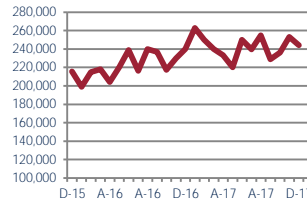
135



Down -34%  
Vs. Year Ago

## Median Sale Price

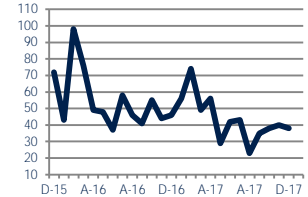
\$243,984



Up 2%  
Vs. Year Ago

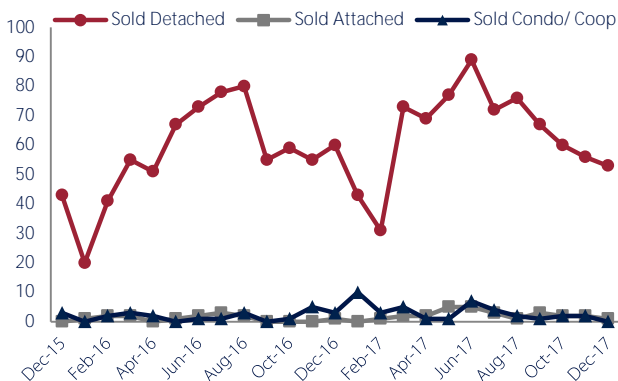
## Days On Market

38



Down -17%  
Vs. Year Ago

## Units Sold\*



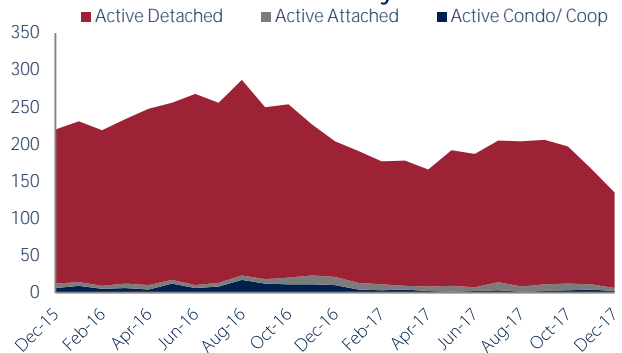
## Units Sold

There was a decrease in total units sold in December, with 54 sold this month in Chester versus 60 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 16% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 34%. The total number of active inventory this December was 135 compared to 204 in December 2016. This month's total of 135 is lower than the previous month's total supply of available inventory of 167, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Chester Homes was \$239,925. This December, the median sale price was \$243,984, an increase of 2% or \$4,059 compared to last year. The current median sold price is 4% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Chester are defined as properties listed in zip code/s 23831 and 23836.

\*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





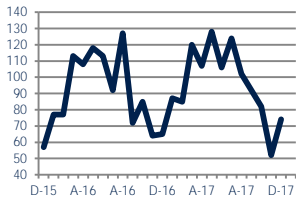
## Focus On: Chester Housing Market

December 2017

Zip Code(s): 23831 and 23836

### New Listings

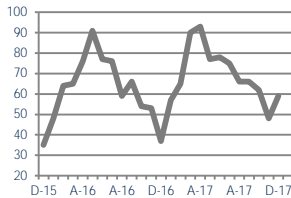
74



Up 14%  
Vs. Year Ago

### Current Contracts

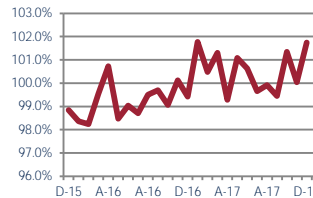
59



Up 59%  
Vs. Year Ago

### Sold Vs. List Price

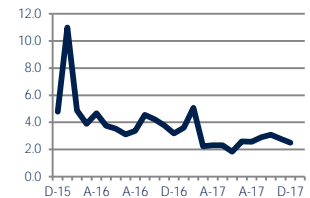
101.8%



Up 2.3%  
Vs. Year Ago

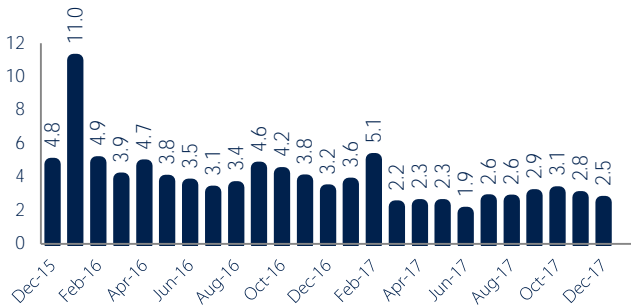
### Months of Supply

2.5



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

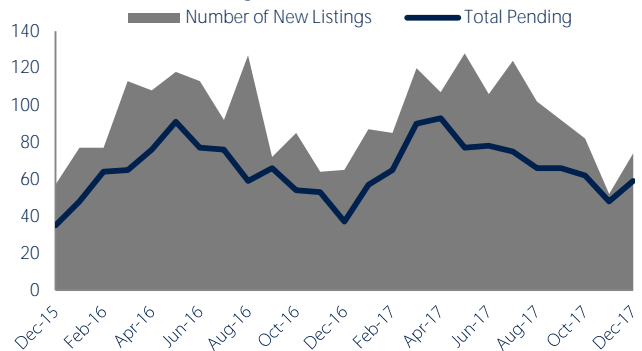
In December, there was 2.5 months of supply available in Chester, compared to 3.2 in December 2016. That is a decrease of 22% versus a year ago.

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.

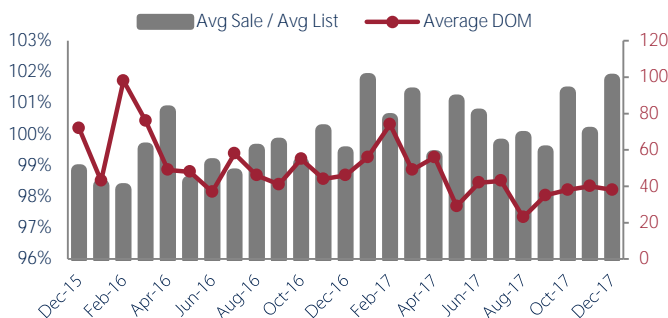
### New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Chester compared to 65 in December 2016, an increase of 14%. There were 59 current contracts pending sale this December compared to 37 a year ago. The number of current contracts is 59% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Chester was 101.8% of the average list price, which is 2.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 46, a decrease of 17%.



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