



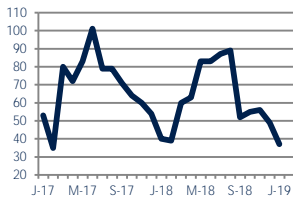
Focus On: Chester Housing Market

January 2019

Zip Code(s): 23831 and 23836

Units Sold

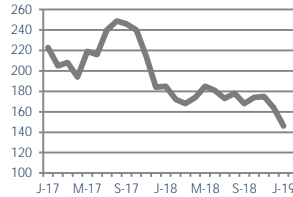
37



Down -7%
Vs. Year Ago

Active Inventory

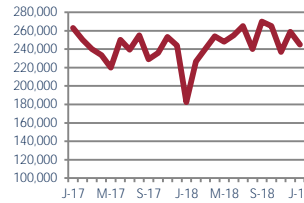
146



Down -21%
Vs. Year Ago

Median Sale Price

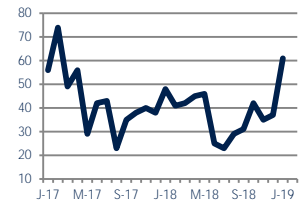
\$245,000



Up
Vs. Year Ago

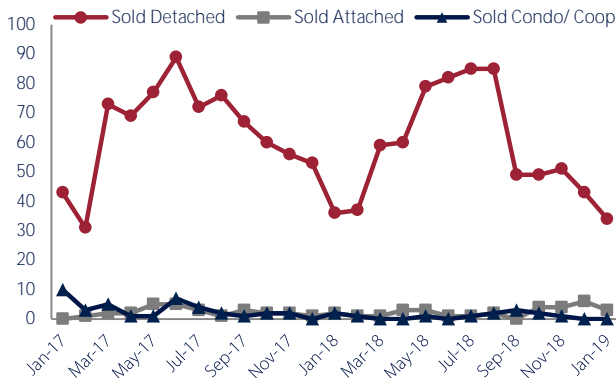
Days On Market

61



Up 27%
Vs. Year Ago

Units Sold*



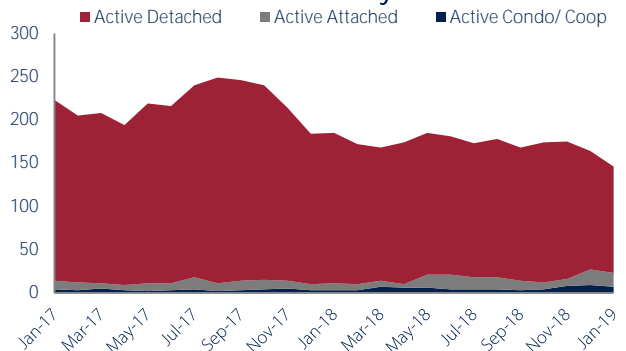
Units Sold

There was a decrease in total units sold in January, with 37 sold this month in Chester versus 49 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 8% versus January 2018.

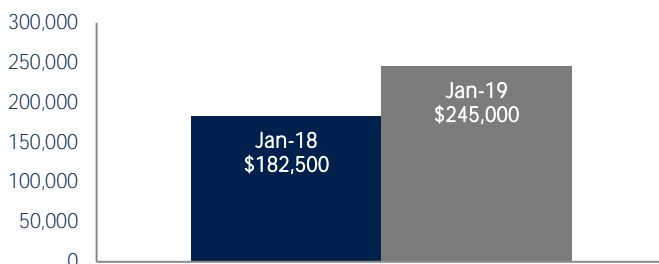
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 21%. The total number of active inventory this January was 146 compared to 185 in January 2018. This month's total of 146 is lower than the previous month's total supply of available inventory of 164, a decrease of 11%.

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 January, the median sale price for Chester Homes was \$182,500. This January, the median sale price was \$245,000, an increase of \$62,500 compared to last year. The current median sold price is lower than in December.

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





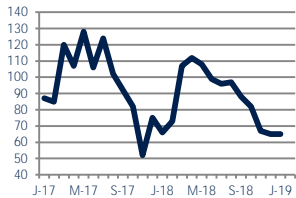
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January 2019

Zip Code(s): 23831 and 23836

New Listings

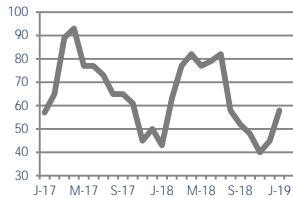
65



Down -2%
Vs. Year Ago

Current Contracts

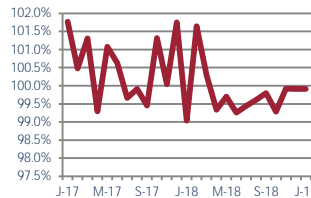
58



Up 35%
Vs. Year Ago

Sold Vs. List Price

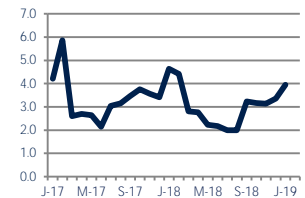
99.9%



Up 0.9%
Vs. Year Ago

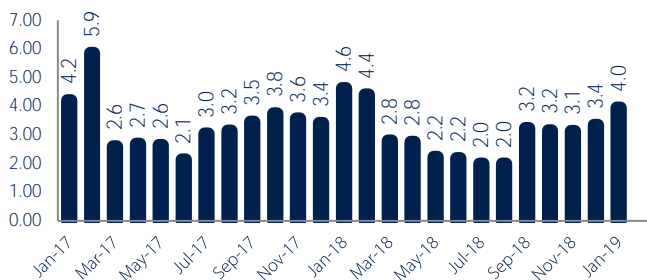
Months of Supply

4.0



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

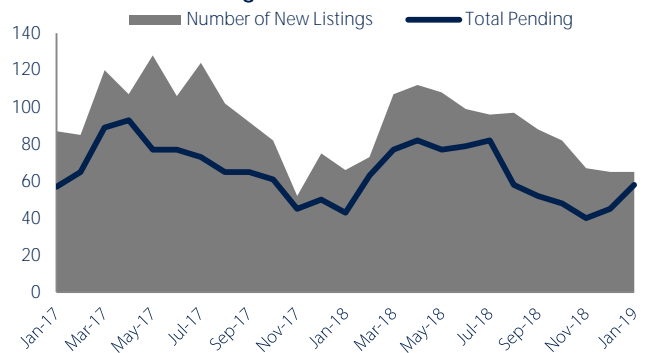
In January, there was 3.9 months of supply available in Chester, compared to 4.6 in January 2018. That is a decrease of 15% versus a year ago.

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.

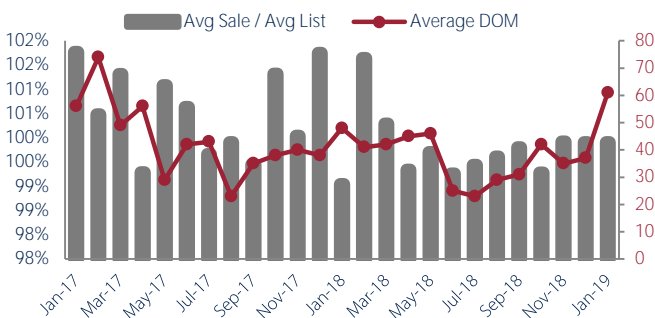
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Chester compared to 66 in January 2018, a decrease of 2%. There were 58 current contracts pending sale this January compared to 43 a year ago. The number of current contracts is 35% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chester was 99.9% 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 61, higher than the average last year, which was 48, an increase of 27%.



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