



# The Long & Foster Market Minute™

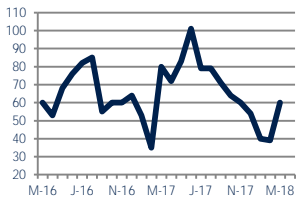
Focus On: Chester Housing Market

March 2018

Zip Code(s): 23831 and 23836

## Units Sold

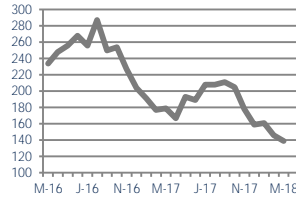
60



Down -25%  
Vs. Year Ago

## Active Inventory

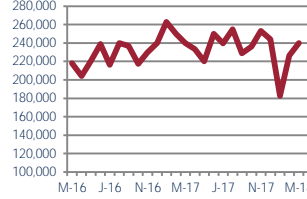
139



Down -22%  
Vs. Year Ago

## Median Sale Price

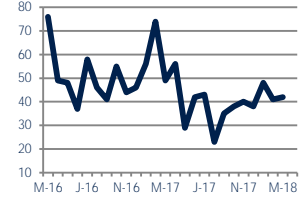
\$239,950



No Change  
Vs. Year Ago

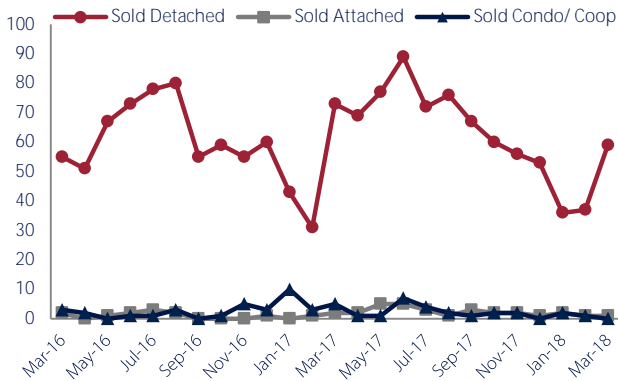
## Days On Market

42



Down -14%  
Vs. Year Ago

### Units Sold\*



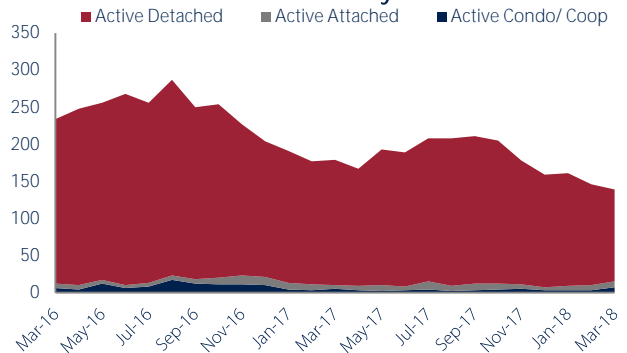
## Units Sold

There was an increase in total units sold in March, with 60 sold this month in Chester. This month's total units sold was lower than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 22%. The total number of active inventory this March was 139 compared to 179 in March 2017. This month's total of 139 is lower than the previous month's total supply of available inventory of 146, a decrease of 5%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Chester Homes was \$239,998. This March, the median sale price was \$239,950, which is similar compared to a year ago. The current median sold price is 6% lower than in February.

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.



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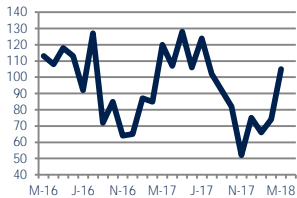
## Focus On: Chester Housing Market

March 2018

Zip Code(s): 23831 and 23836

### New Listings

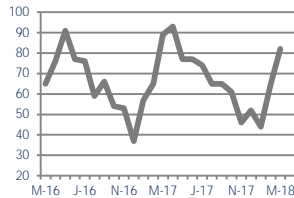
105



Down -13%  
Vs. Year Ago

### Current Contracts

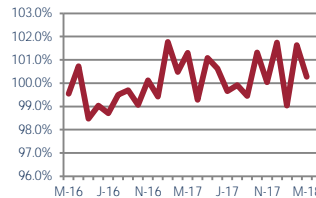
82



Down -8%  
Vs. Year Ago

### Sold Vs. List Price

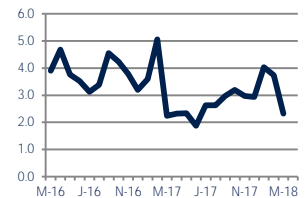
100.3%



Down -1%  
Vs. Year Ago

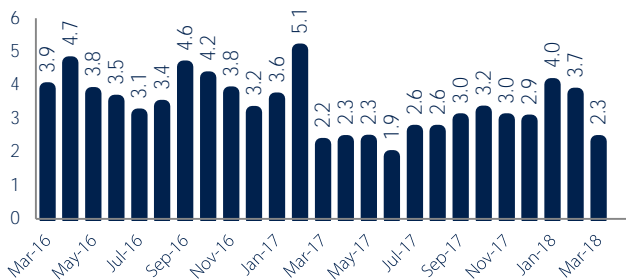
### Months of Supply

2.3



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

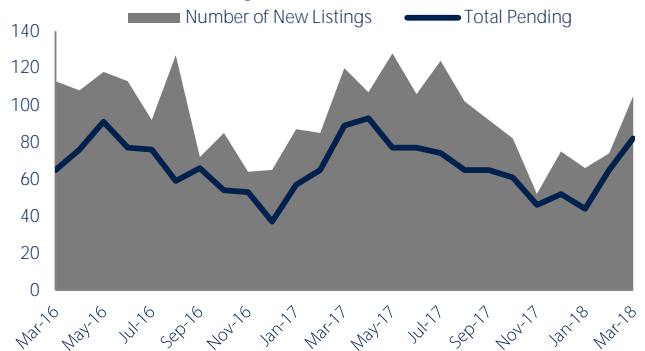
In March, there was 2.3 months of supply available in Chester. The amount of supply is similar compared to a year ago.

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.

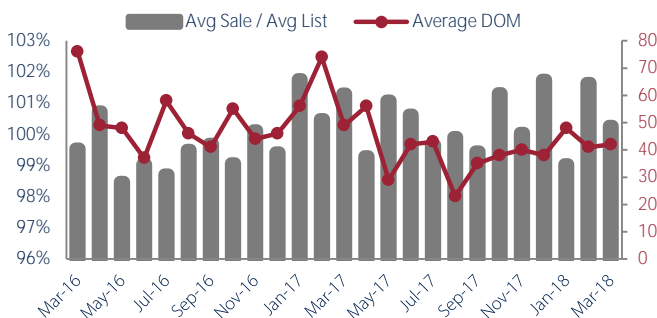
### New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Chester compared to 120 in March 2017, a decrease of 13%. There were 82 current contracts pending sale this March compared to 89 a year ago. The number of current contracts is 8% lower than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Chester was 100.3% of the average list price, which is 1.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 49, a decrease of 14%.

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