



# The Long & Foster Market Minute™

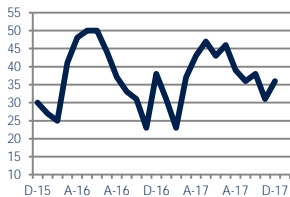
Focus On: Edgefield and Churchland Housing Market

December 2017

Zip Code(s): 23703

## Units Sold

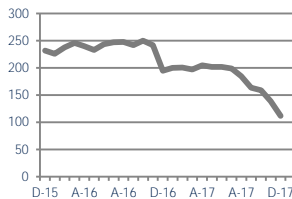
36



Down -5%  
Vs. Year Ago

## Active Inventory

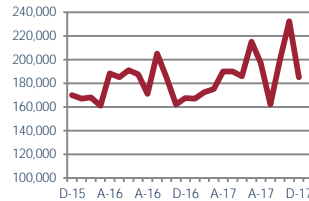
112



Down -43%  
Vs. Year Ago

## Median Sale Price

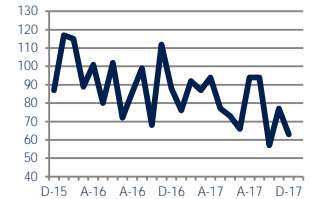
\$184,950



Up 10%  
Vs. Year Ago

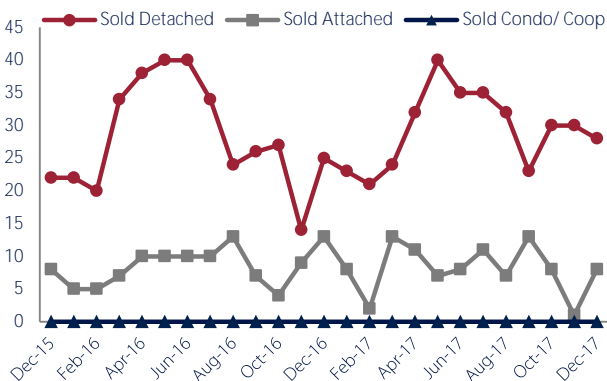
## Days On Market

63



Down -28%  
Vs. Year Ago

## Units Sold\*



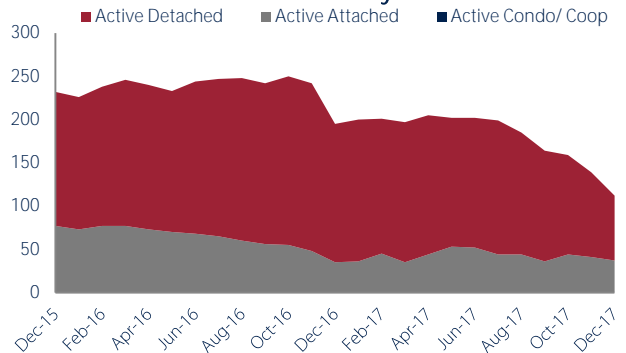
## Units Sold

There was an increase in total units sold in December, with 36 sold this month in Edgefield and Churchland versus 31 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2016.

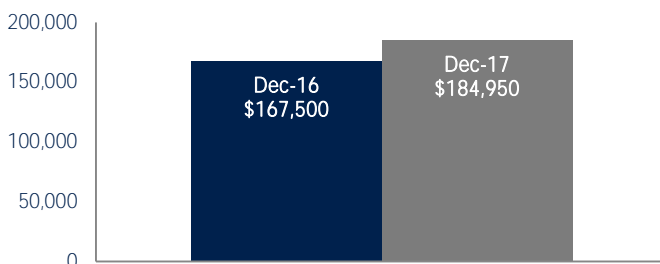
## Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 43%. The total number of active inventory this December was 112 compared to 195 in December 2016. This month's total of 112 is lower than the previous month's total supply of available inventory of 139, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Edgefield and Churchland Homes was \$167,500. This December, the median sale price was \$184,950, an increase of 10% or \$17,450 compared to last year. The current median sold price is 20% 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.



Edgefield and Churchland are defined as properties listed in zip code/s 23703.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

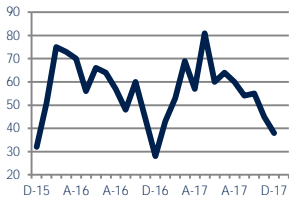
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 23703

### New Listings

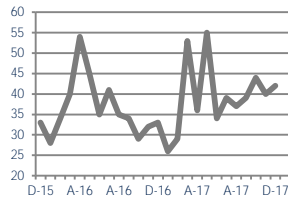
38



Up 36%  
Vs. Year Ago

### Current Contracts

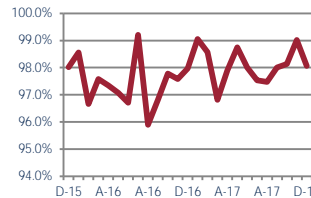
42



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

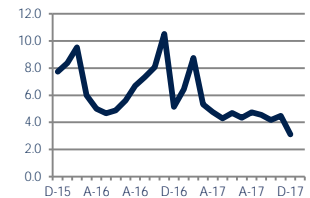
98.1%



No Change  
Vs. Year Ago

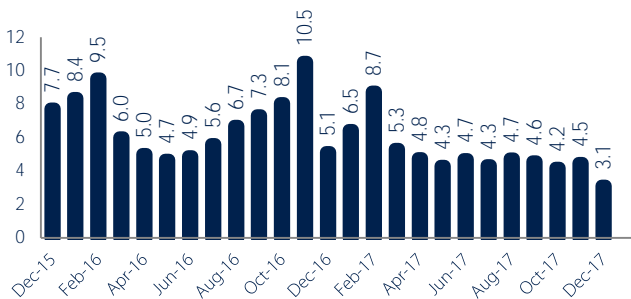
### Months of Supply

3.1



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

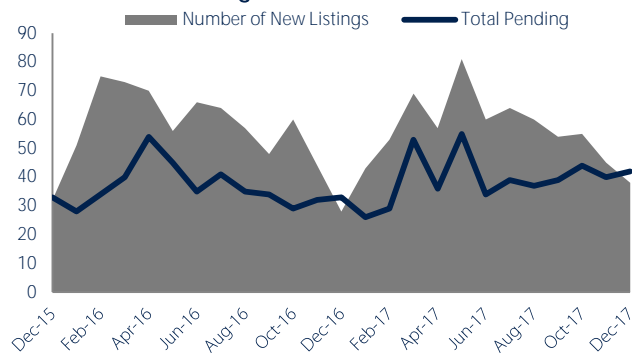
In December, there was 3.1 months of supply available in Edgefield and Churchland, compared to 5.1 in December 2016. That is a decrease of 39% versus a year ago.

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.

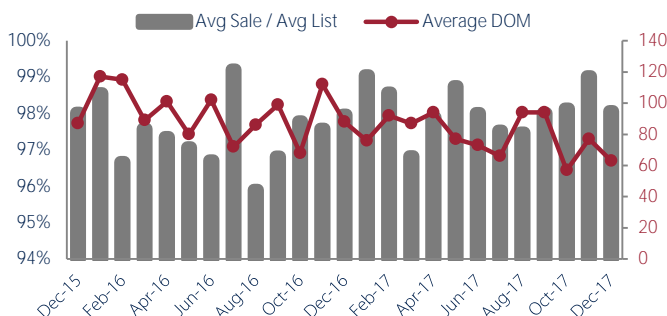
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Edgefield and Churchland compared to 28 in December 2016, an increase of 36%. There were 42 current contracts pending sale this December compared to 33 a year ago. The number of current contracts is 27% 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 Edgefield and Churchland was 98.1% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 63, lower than the average last year, which was 88, a decrease of 28%.



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