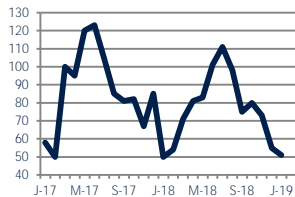


Zip Code(s): 22191

Units Sold

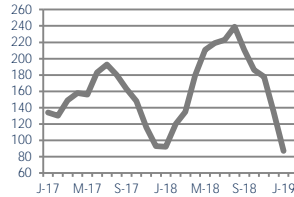
51



Up 2%
Vs. Year Ago

Active Inventory

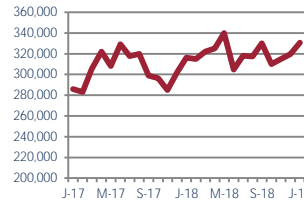
87



Down -5%
Vs. Year Ago

Median Sale Price

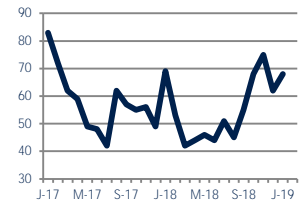
\$330,750



Up 5%
Vs. Year Ago

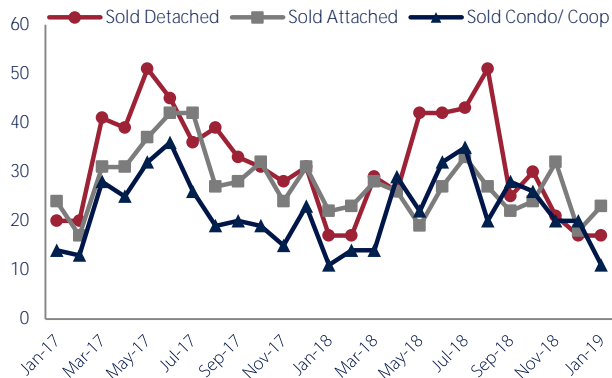
Days On Market

68



Down -1%
Vs. Year Ago

Units Sold*



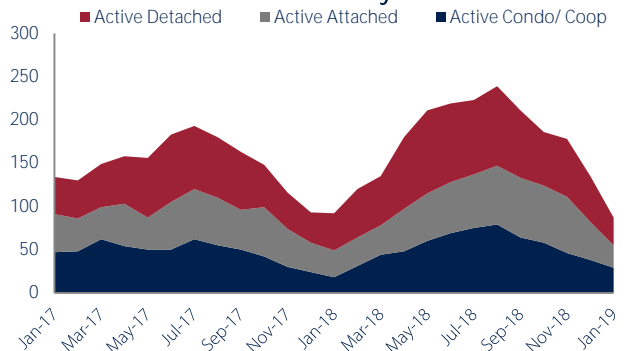
Units Sold

There was a decrease in total units sold in January, with 51 sold this month in Featherstone, River Bend Estates, and Southern Woodbridge versus 55 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 2% versus January 2018.

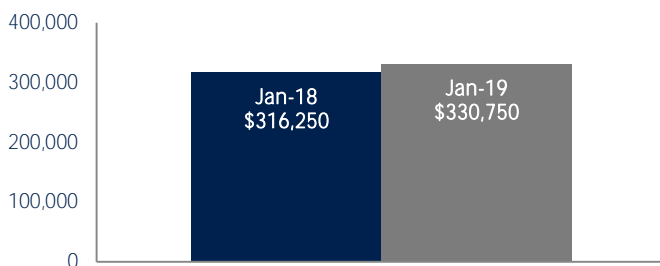
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 5%. The total number of active inventory this January was 87 compared to 92 in January 2018. This month's total of 87 is lower than the previous month's total supply of available inventory of 135, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Featherstone, River Bend Estates, and Southern Woodbridge Homes was \$316,250. This January, the median sale price was \$330,750, an increase of 5% or \$14,500 compared to last year. The current median sold price is 4% higher 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.

Featherstone, River Bend Estates, and Southern Woodbridge are defined as properties listed in zip code/s 22191.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





The Long & Foster Market Minute™

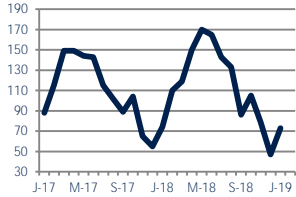
Focus On: Featherstone, River Bend Estates, and Southern Woodbridge Housing Market

January 2019

Zip Code(s): 22191

New Listings

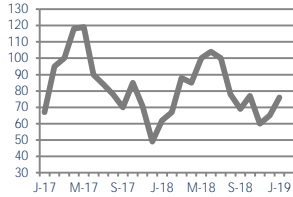
73



Down -1%
Vs. Year Ago

Current Contracts

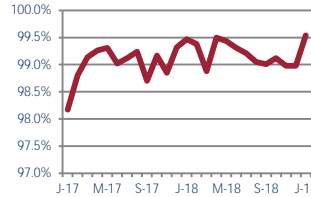
76



Up 23%
Vs. Year Ago

Sold Vs. List Price

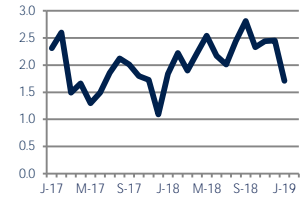
99.5%



No Change
Vs. Year Ago

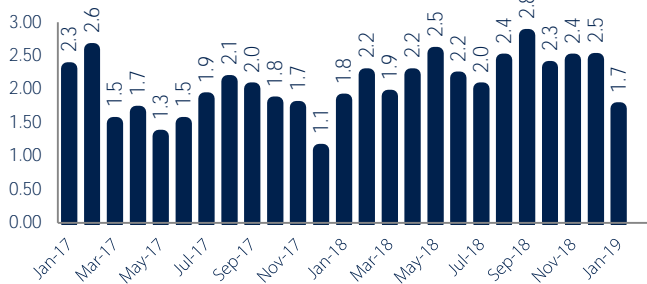
Months of Supply

1.7



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

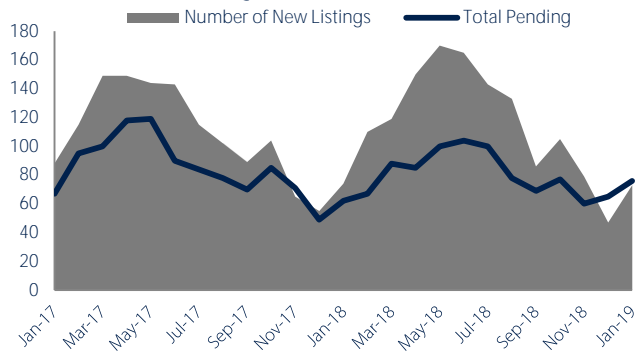
In January, there was 1.7 months of supply available in Featherstone, River Bend Estates, and Southern Woodbridge, compared to 1.8 in January 2018. That is a decrease of 7% versus a year ago.

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.

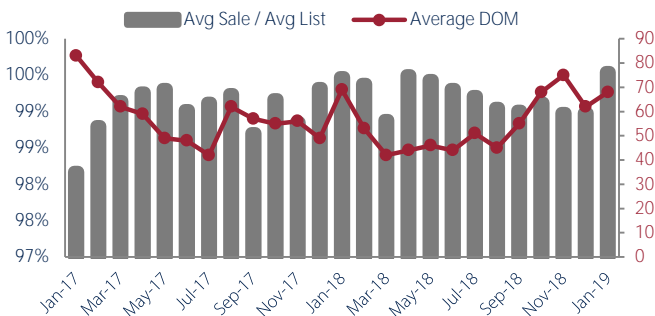
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Featherstone, River Bend Estates, and Southern Woodbridge compared to 74 in January 2018, a decrease of 1%. There were 76 current contracts pending sale this January compared to 62 a year ago. The number of current contracts is 23% 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 Featherstone, River Bend Estates, and Southern Woodbridge was 99.5% 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 68, lower than the average last year, which was 69, a decrease of 1%.



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