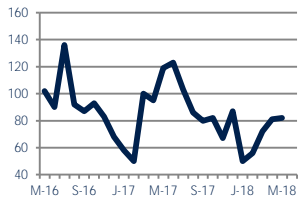


Zip Code(s): 22191

Units Sold

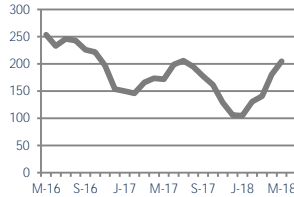
82



Down -31%
Vs. Year Ago

Active Inventory

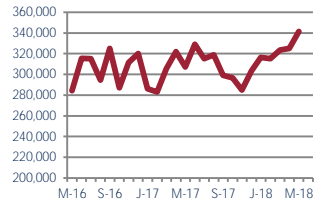
205



Up 19%
Vs. Year Ago

Median Sale Price

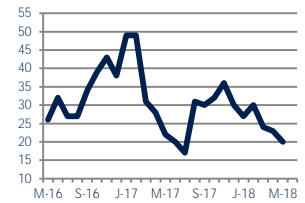
\$341,500



Up 11%
Vs. Year Ago

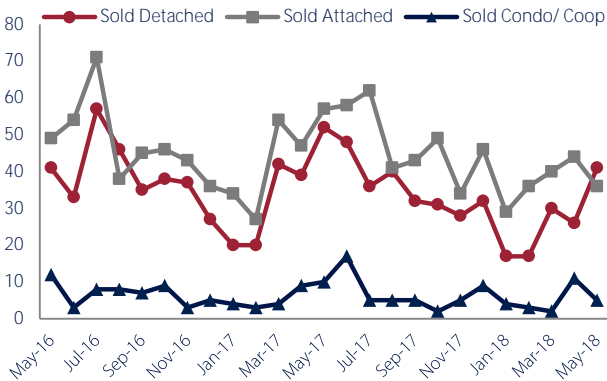
Days On Market

20



Down -9%
Vs. Year Ago

Units Sold*



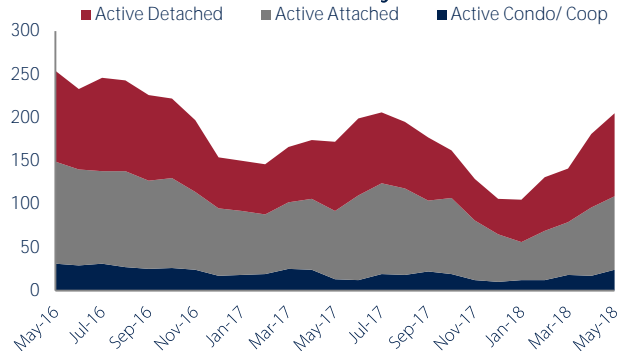
Units Sold

There was an increase in total units sold in May, with 82 sold this month in Featherstone, River Bend Estates, and Southern Woodbridge versus 81 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 31% versus May 2017.

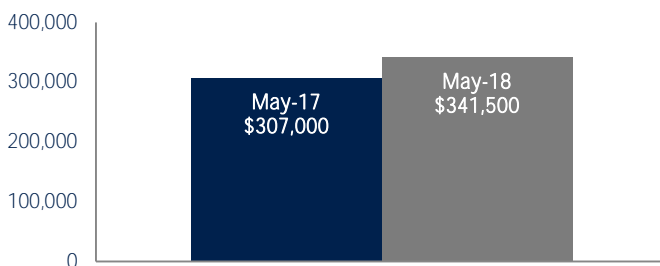
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 19%. The total number of active inventory this May was 205 compared to 172 in May 2017. This month's total of 205 is higher than the previous month's total supply of available inventory of 181, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Featherstone, River Bend Estates, and Southern Woodbridge Homes was \$307,000. This May, the median sale price was \$341,500, an increase of 11% or \$34,500 compared to last year. The current median sold price is 5% higher than in April.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



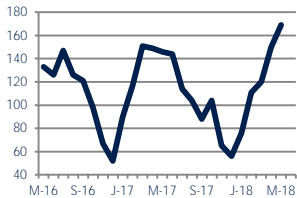
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22191

New Listings

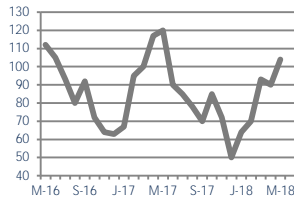
169



Up 16%
Vs. Year Ago

Current Contracts

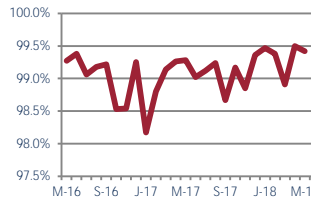
104



Down -13%
Vs. Year Ago

Sold Vs. List Price

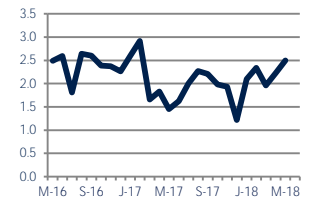
99.4%



No Change
Vs. Year Ago

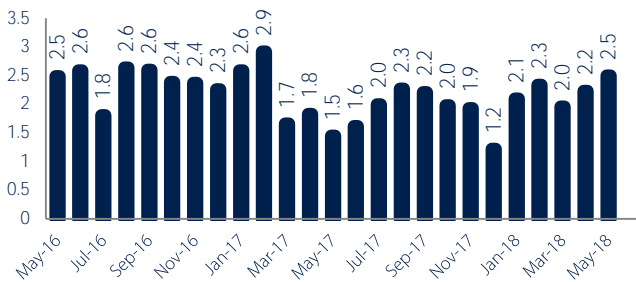
Months of Supply

2.5



Up 72%
Vs. Year Ago

Months Of Supply



Months of Supply

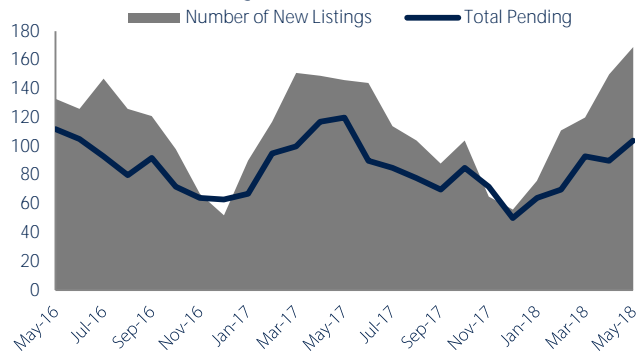
In May, there was 2.5 months of supply available in Featherstone, River Bend Estates, and Southern Woodbridge, compared to 1.4 in May 2017. That is an increase of 73% versus a year ago.

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.

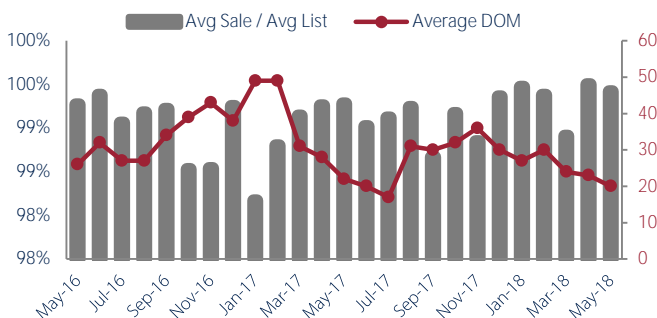
New Listings & Current Contracts

This month there were 169 homes newly listed for sale in Featherstone, River Bend Estates, and Southern Woodbridge compared to 146 in May 2017, an increase of 16%. There were 104 current contracts pending sale this May compared to 120 a year ago. The number of current contracts is 13% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Featherstone, River Bend Estates, and Southern Woodbridge was 99.4% 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 20, lower than the average last year, which was 22, a decrease of 9%.



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