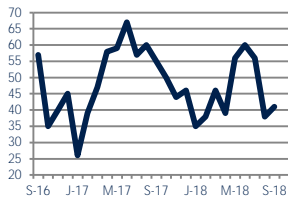


Zip Code(s): 22630

Units Sold

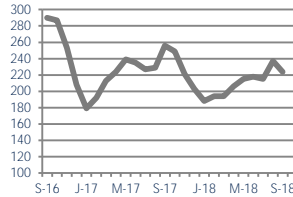
41



Down -25%
Vs. Year Ago

Active Inventory

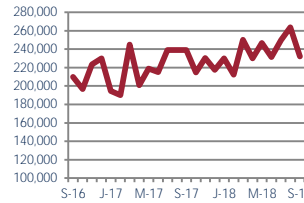
224



Down -13%
Vs. Year Ago

Median Sale Price

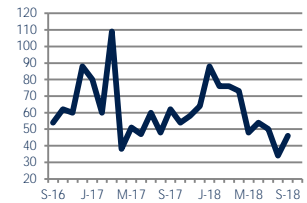
\$232,000



Down -3%
Vs. Year Ago

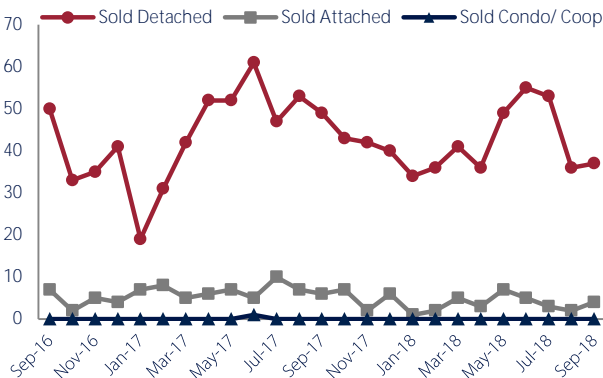
Days On Market

46



Down -26%
Vs. Year Ago

Units Sold*



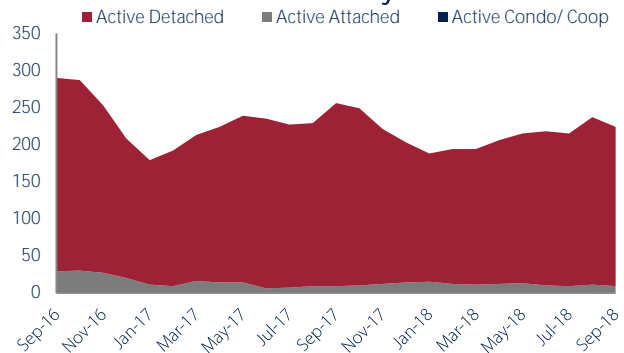
Units Sold

There was an increase in total units sold in September, with 41 sold this month in Front Royal versus 38 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 25% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 13%. The total number of active inventory this September was 224 compared to 256 in September 2017. This month's total of 224 is lower than the previous month's total supply of available inventory of 237, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Front Royal Homes was \$239,000. This September, the median sale price was \$232,000, a decrease of 3% or \$7,000 compared to last year. The current median sold price is 12% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Front Royal are defined as properties listed in zip code/s 22630.

*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.



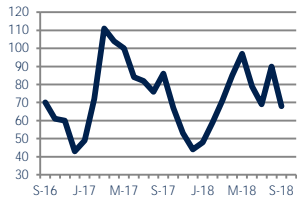
Focus On: Front Royal Housing Market

September 2018

Zip Code(s): 22630

New Listings

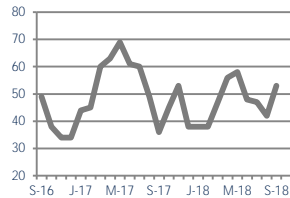
68



Down -21%
Vs. Year Ago

Current Contracts

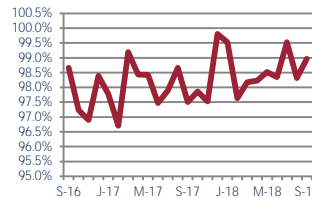
53



Up 47%
Vs. Year Ago

Sold Vs. List Price

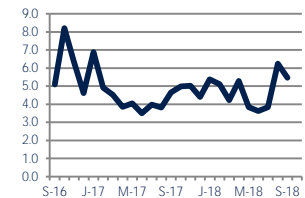
99.0%



Up 1.5%
Vs. Year Ago

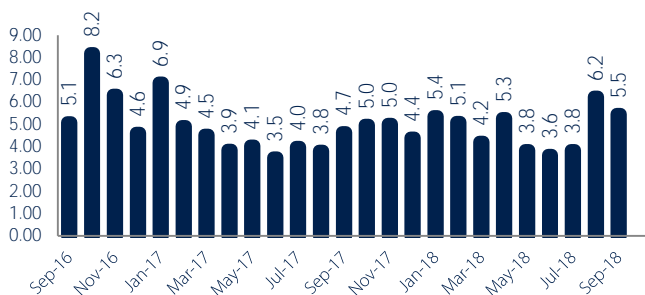
Months of Supply

5.5



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

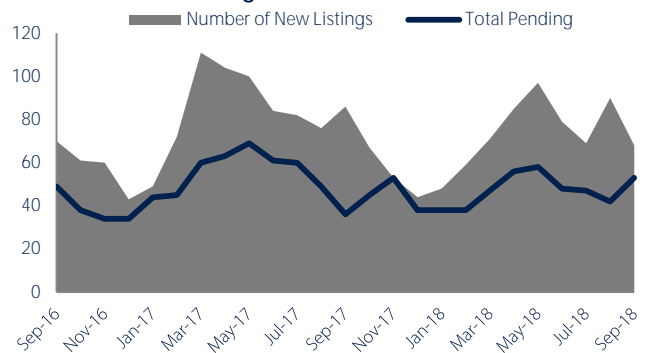
In September, there was 5.5 months of supply available in Front Royal, compared to 4.7 in September 2017. That is an increase of 17% versus a year ago.

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.

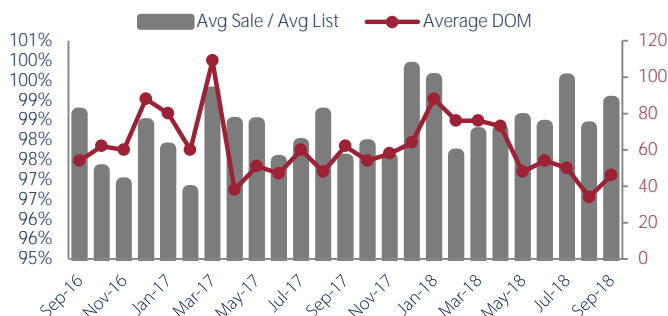
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Front Royal compared to 86 in September 2017, a decrease of 21%. There were 53 current contracts pending sale this September compared to 36 a year ago. The number of current contracts is 47% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Front Royal was 99.0% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 62, a decrease of 26%.



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