



The Long & Foster Market Minute™

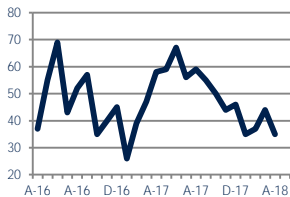
Focus On: Front Royal Housing Market

April 2018

Zip Code(s): 22630

Units Sold

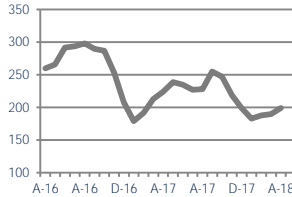
35



Down
Vs. Year Ago

Active Inventory

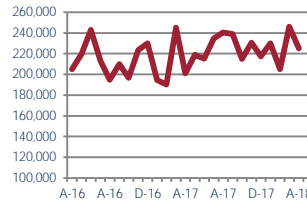
199



Down -11%
Vs. Year Ago

Median Sale Price

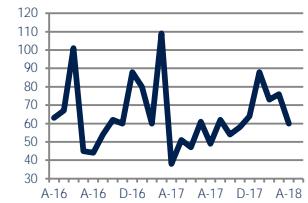
\$224,900



Up 12%
Vs. Year Ago

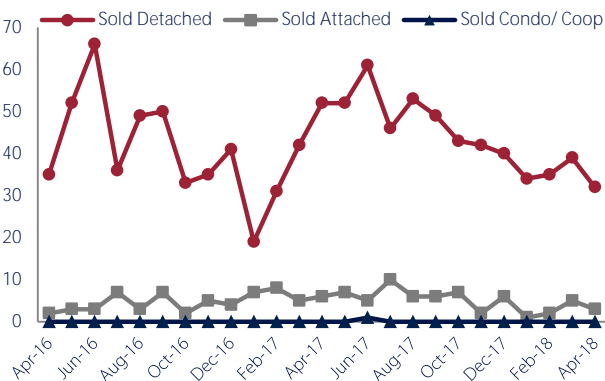
Days On Market

60



Up
Vs. Year Ago

Units Sold*



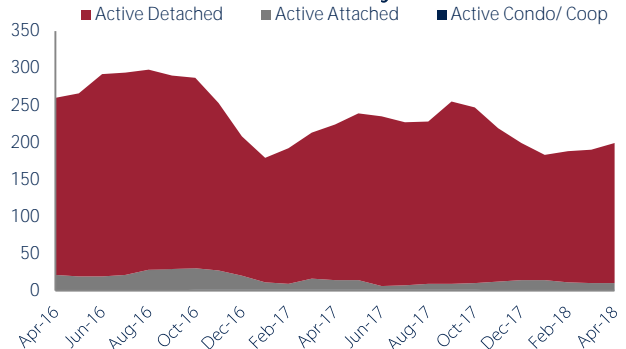
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 35 sold this month in Front Royal. This month's total units sold was lower than at this time last year, a decrease from April 2017.

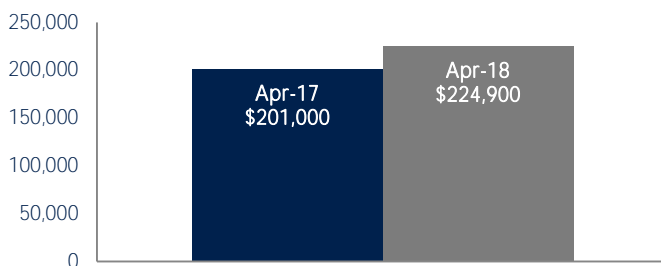
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 11%. The total number of active inventory this April was 199 compared to 224 in April 2017. This month's total of 199 is higher than the previous month's total supply of available inventory of 190, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Front Royal Homes was \$201,000. This April, the median sale price was \$224,900, an increase of 12% or \$23,900 compared to last year. The current median sold price is 9% lower than in March.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





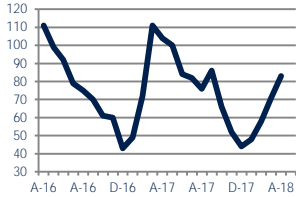
Focus On: Front Royal Housing Market

April 2018

Zip Code(s): 22630

New Listings

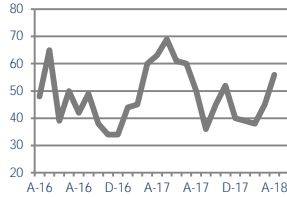
83



Down -20%
Vs. Year Ago

Current Contracts

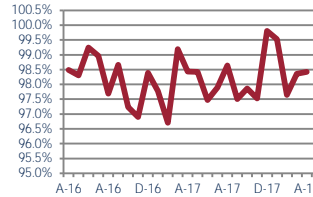
56



Down -11%
Vs. Year Ago

Sold Vs. List Price

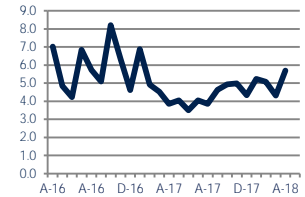
98.4%



No Change
Vs. Year Ago

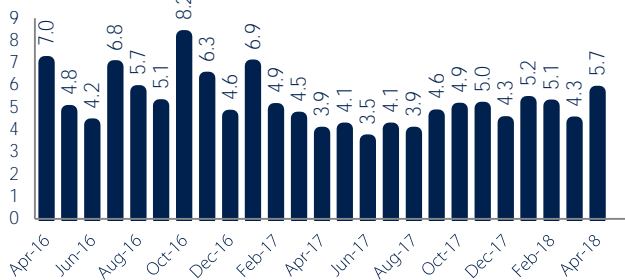
Months of Supply

5.7



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

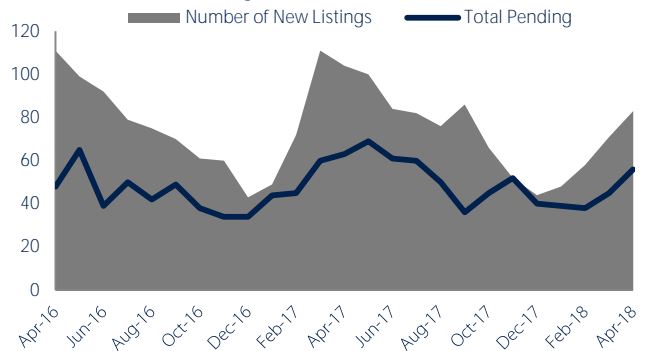
In April, there was 5.7 months of supply available in Front Royal, compared to 3.9 in April 2017. That is an increase of 47% versus a year ago.

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.

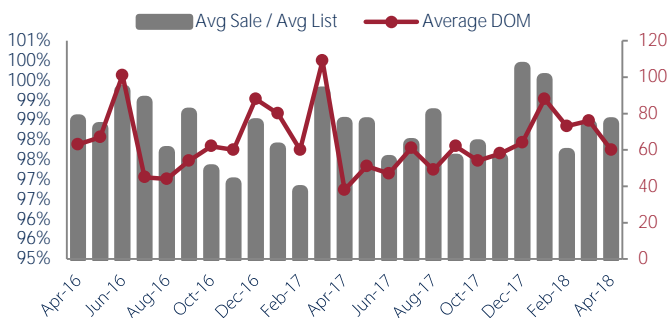
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Front Royal compared to 104 in April 2017, a decrease of 20%. There were 56 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 11% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Front Royal was 98.4% 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 60, higher than the average last year, which was 38. This increase was impacted by the limited number of sales.



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.

