



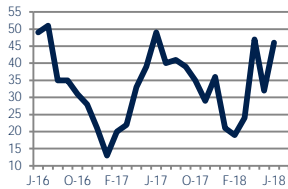
The Long & Foster Market Minute™

Focus On: Grafton, Seaford, and Yorktown Housing Market

June 2018

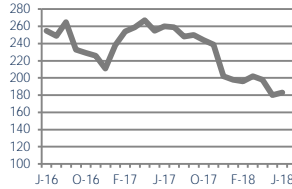
Zip Code(s): 23690, 23692 and 23696

Units Sold
46



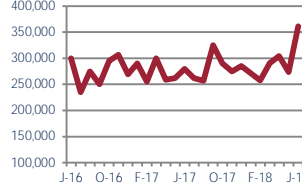
Down -6%
Vs. Year Ago

Active Inventory
183



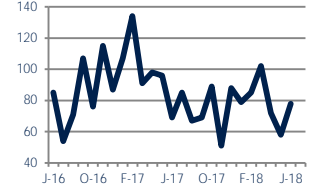
Down -30%
Vs. Year Ago

Median Sale Price
\$361,000



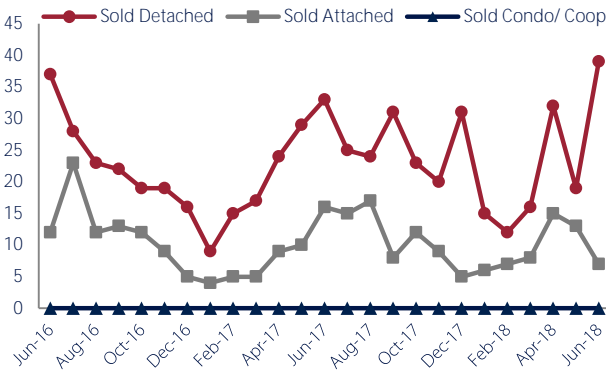
Up 29%
Vs. Year Ago

Days On Market
78



Up 13%
Vs. Year Ago

Units Sold*



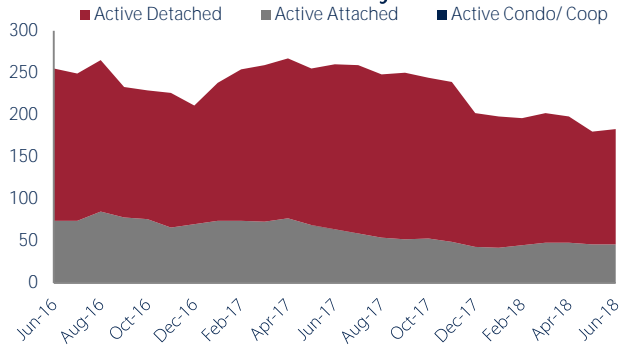
Units Sold

There was an increase in total units sold in June, with 46 sold this month in Grafton, Seaford, and Yorktown. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 30%. The total number of active inventory this June was 183 compared to 260 in June 2017. This month's total of 183 is higher than the previous month's total supply of available inventory of 180, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Grafton, Seaford, and Yorktown Homes was \$279,900. This June, the median sale price was \$361,000, an increase of \$81,100 compared to last year. The current median sold price is higher than in May.

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

Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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

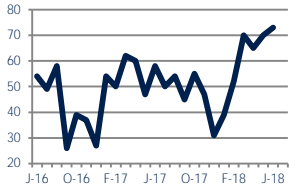




Zip Code(s): 23690, 23692 and 23696

New Listings

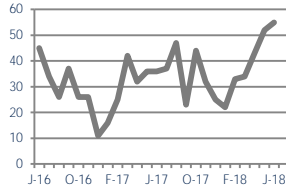
73



Up 26%
Vs. Year Ago

Current Contracts

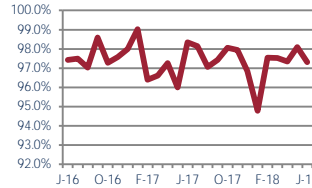
55



Up 53%
Vs. Year Ago

Sold Vs. List Price

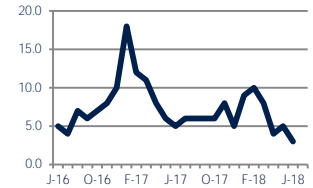
97.3%



Down -1.1%
Vs. Year Ago

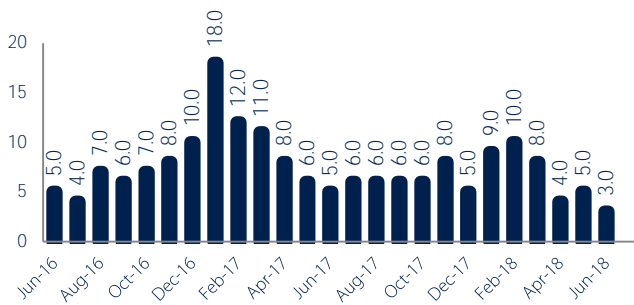
Months of Supply

3.0



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

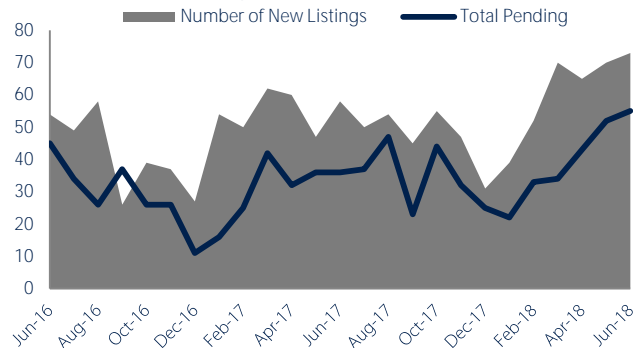
In June, there was 4.0 months of supply available in Grafton, Seaford, and Yorktown, compared to 5.3 in June 2017. That is a decrease of 25% versus a year ago.

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.

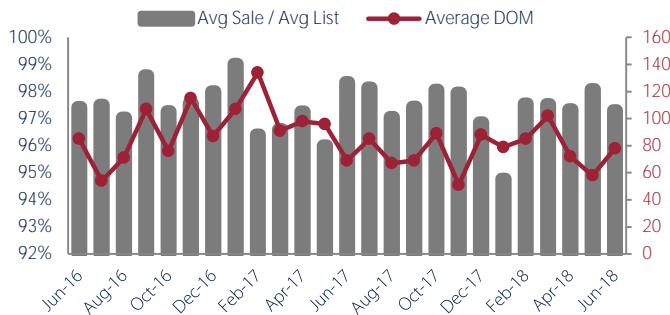
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Grafton, Seaford, and Yorktown compared to 58 in June 2017, an increase of 26%. There were 55 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 53% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Grafton, Seaford, and Yorktown was 97.3% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 78, higher than the average last year, which was 69, an increase of 13%.



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