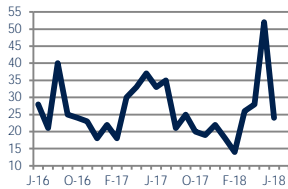


## Focus On: Groveton and Hybia Valley Housing Market

June 2018

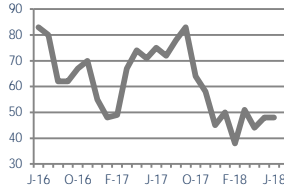
Zip Code(s): 22306

**Units Sold**  
24



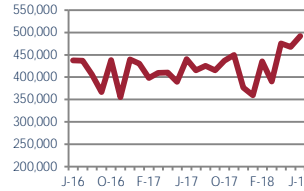
**Down**  
Vs. Year Ago

**Active Inventory**  
48



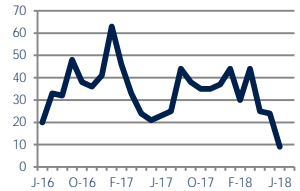
**Down -36%**  
Vs. Year Ago

**Median Sale Price**  
\$491,500



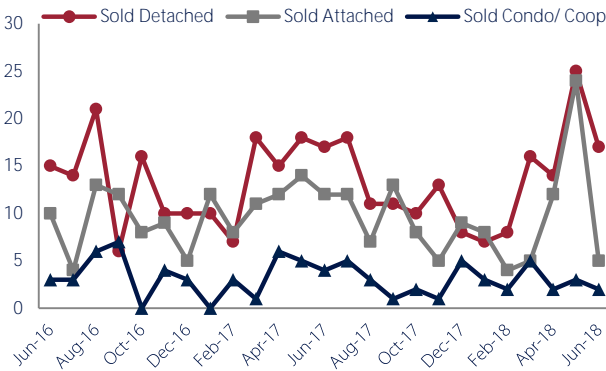
**Up 12%**  
Vs. Year Ago

**Days On Market**  
9



**Down**  
Vs. Year Ago

### Units Sold\*



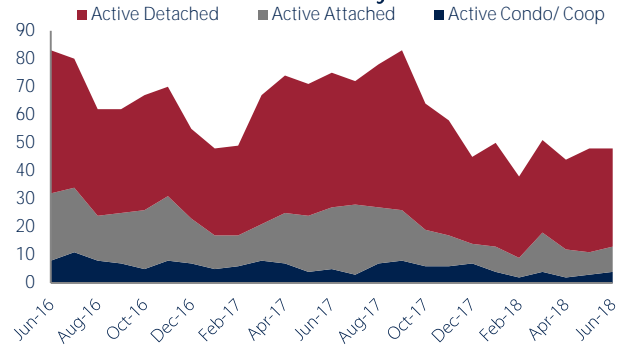
### Units Sold

With relatively few transactions, there was a decrease in total units sold in June, with 24 sold this month in Groveton and Hybia Valley. This month's total units sold was lower than at this time last year, a decrease from June 2017.

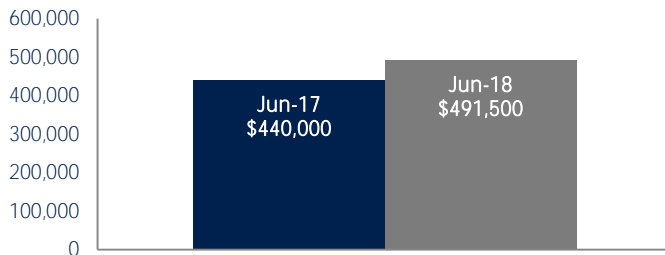
### Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 36%. The total number of active inventory this June was 48 compared to 75 in June 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Groveton and Hybia Valley Homes was \$440,000. This June, the median sale price was \$491,500, an increase of 12% or \$51,500 compared to last year. The current median sold price is 5% 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.

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

\*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





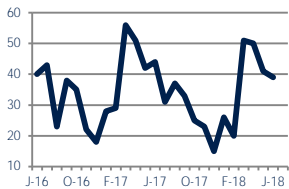
## Focus On: Groveton and Hybia Valley Housing Market

June 2018

Zip Code(s): 22306

### New Listings

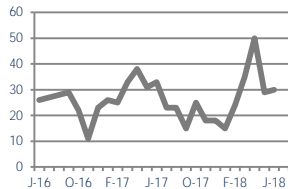
39



Down -11%  
Vs. Year Ago

### Current Contracts

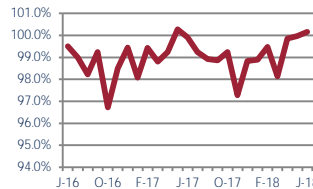
30



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

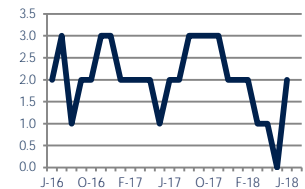
100.2%



No Change  
Vs. Year Ago

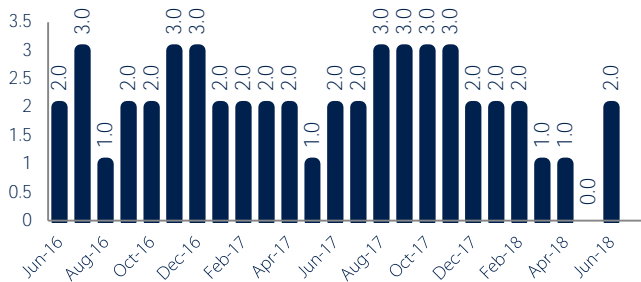
### Months of Supply

2.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

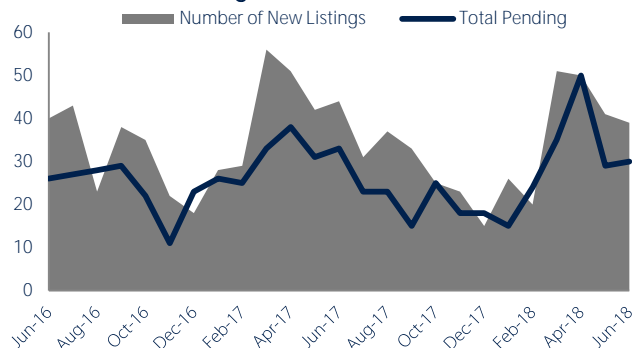
In June, there was 2.0 months of supply available in Groveton and Hybia Valley, compared to 2.3 in June 2017. That is a decrease of 12% versus a year ago.

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.

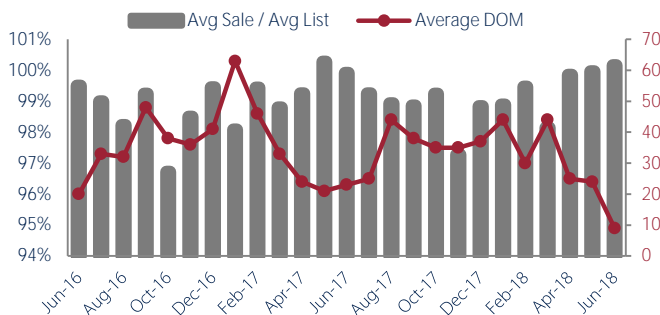
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Groveton and Hybia Valley compared to 44 in June 2017, a decrease of 11%. There were 30 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 9% lower 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 Groveton and Hybia Valley was 100.2% 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 9, lower than the average last year, which was 23. This decrease was impacted by the limited number of sales.



Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

\*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.

