



The Long & Foster Market Minute™

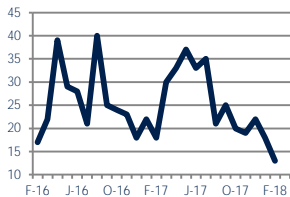
Focus On: Groveton and Hybia Valley Housing Market

February 2018

Zip Code(s): 22306

Units Sold

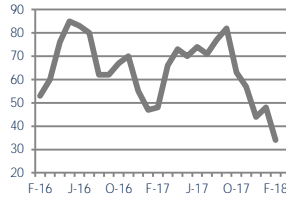
13



Down -28%
Vs. Year Ago

Active Inventory

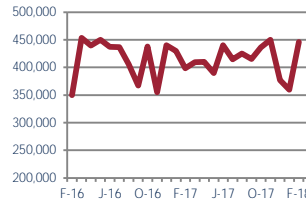
34



Down -29%
Vs. Year Ago

Median Sale Price

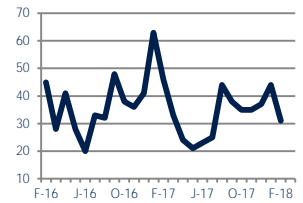
\$446,000



Up 12%
Vs. Year Ago

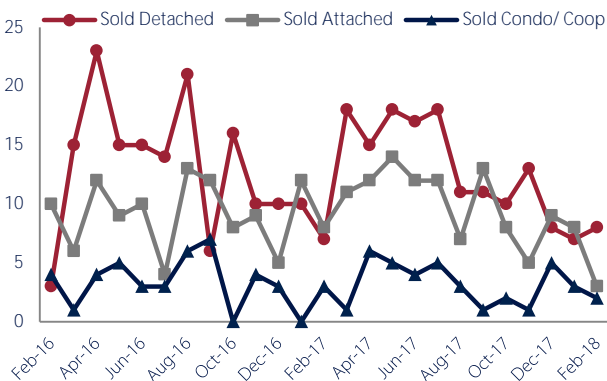
Days On Market

31



Down -33%
Vs. Year Ago

Units Sold*



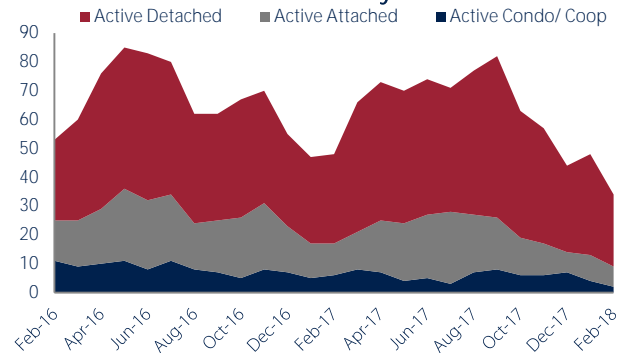
Units Sold

There was a decrease in total units sold in February, with 13 sold this month in Groveton and Hybia Valley versus 18 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 28% versus February 2017.

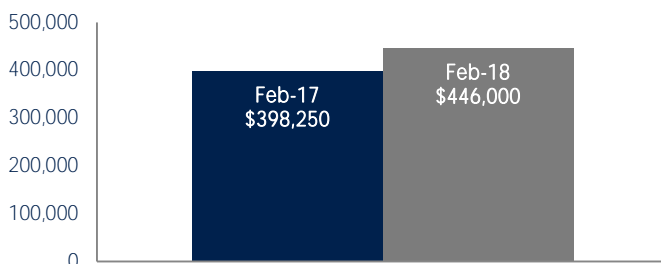
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 29%. The total number of active inventory this February was 34 compared to 48 in February 2017. This month's total of 34 is lower than the previous month's total supply of available inventory of 48, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Groveton and Hybia Valley Homes was \$398,250. This February, the median sale price was \$446,000, an increase of 12% or \$47,750 compared to last year. The current median sold price is 24% higher than in January.

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.



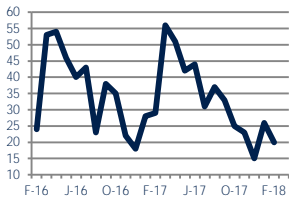
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22306

New Listings

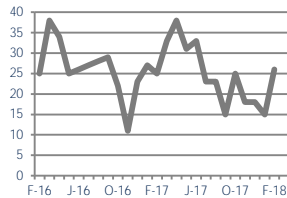
20



Down -31%
Vs. Year Ago

Current Contracts

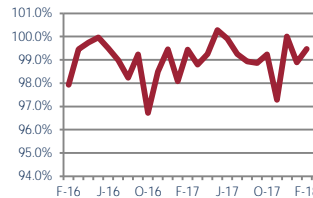
26



Up 4%
Vs. Year Ago

Sold Vs. List Price

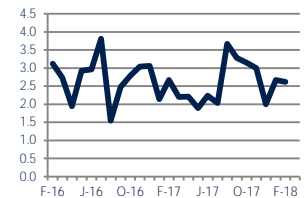
99.5%



No Change
Vs. Year Ago

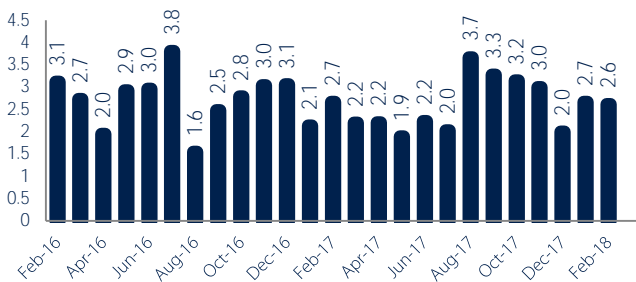
Months of Supply

2.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

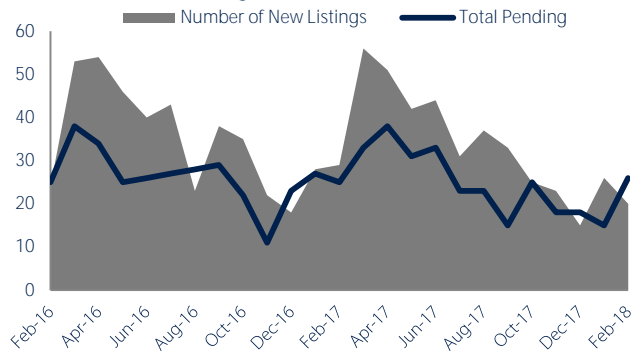
In February, there was 2.6 months of supply available in Groveton and Hybia Valley. The amount of supply is similar compared to a year ago.

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.

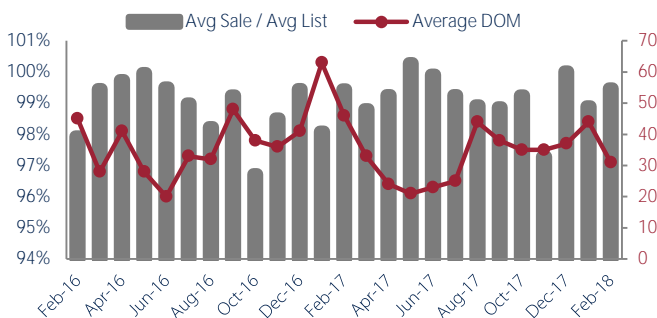
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Groveton and Hybia Valley compared to 29 in February 2017, a decrease of 31%. There were 26 current contracts pending sale this February compared to 25 a year ago. The number of current contracts is 4% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Groveton and Hybia Valley was 99.5% 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 31, lower than the average last year, which was 46, a decrease of 33%.



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