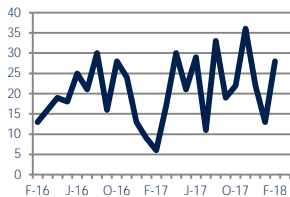




Units Sold

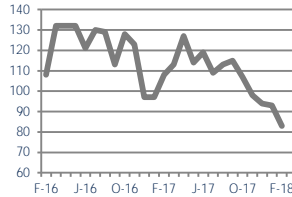
28



Up
Vs. Year Ago

Active Inventory

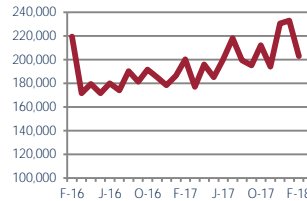
83



Down -23%
Vs. Year Ago

Median Sale Price

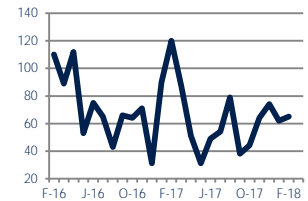
\$203,000



Up 1%
Vs. Year Ago

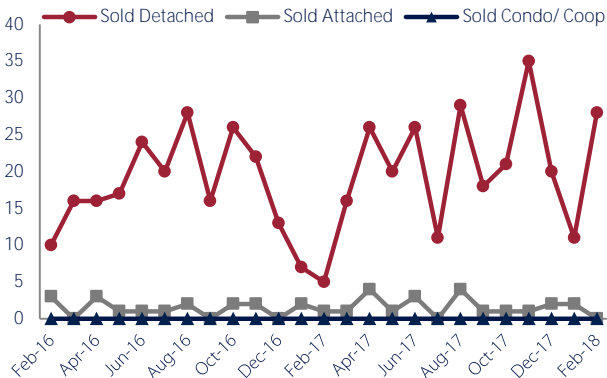
Days On Market

65



Down -46%
Vs. Year Ago

Units Sold*



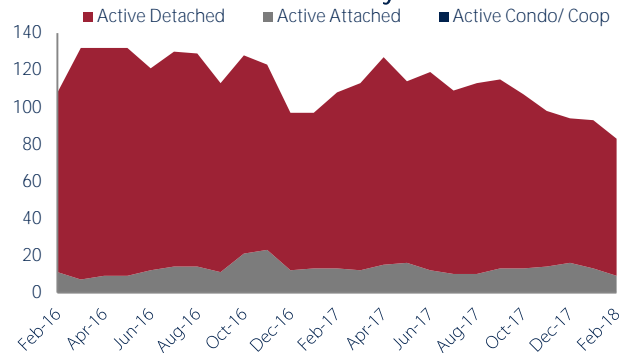
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 28 sold this month in King William County. This month's total units sold was higher than at this time last year, an increase from February 2017.

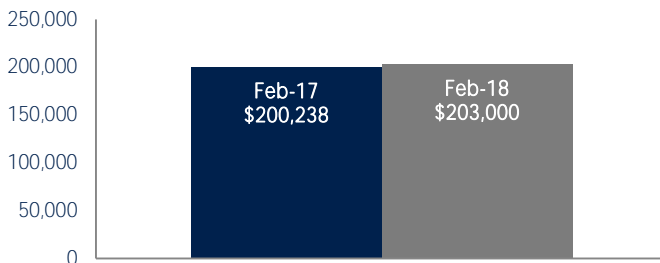
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 23%. The total number of active inventory this February was 83 compared to 108 in February 2017. This month's total of 83 is lower than the previous month's total supply of available inventory of 93, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for King William County Homes was \$200,238. This February, the median sale price was \$203,000, an increase of 1% or \$2,762 compared to last year. The current median sold price is 13% lower 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.



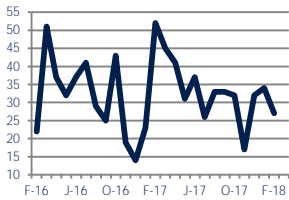
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
Information included in this report is based on data supplied by CVRMLS and 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 CVRMLS or Long & Foster Real Estate, Inc.





New Listings

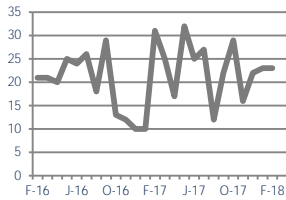
27



Down -48%
Vs. Year Ago

Current Contracts

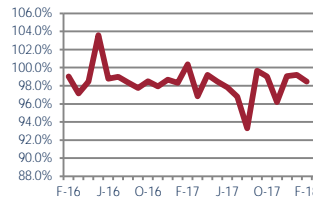
23



Down -26%
Vs. Year Ago

Sold Vs. List Price

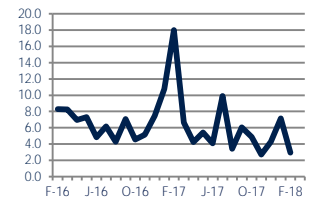
98.5%



Down -1.9%
Vs. Year Ago

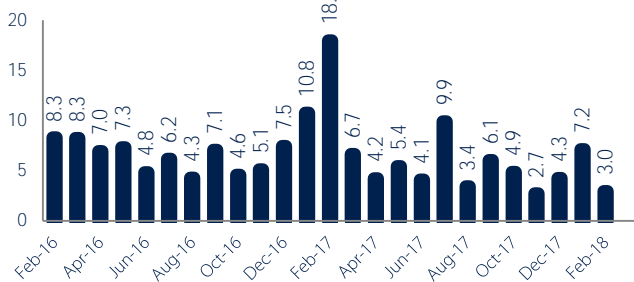
Months of Supply

3.0



Down -84%
Vs. Year Ago

Months Of Supply



Months of Supply

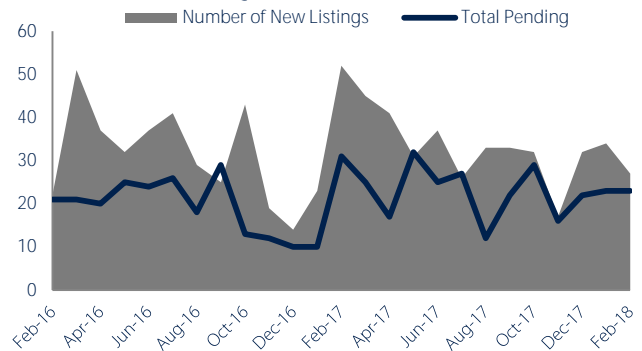
In February, there was 3.0 months of supply available in King William County, compared to 18.0 in February 2017. That is a decrease of 84% versus a year ago.

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.

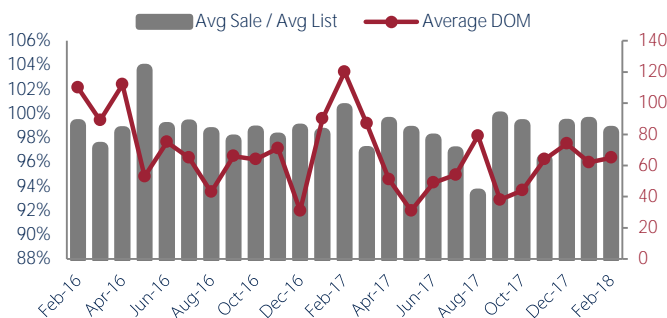
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in King William County compared to 52 in February 2017, a decrease of 48%. There were 23 current contracts pending sale this February compared to 31 a year ago. The number of current contracts remained stable as compared to last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in King William County was 98.5% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 120, a decrease of 46%.



*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

