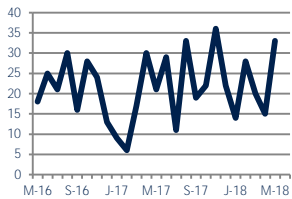




Units Sold

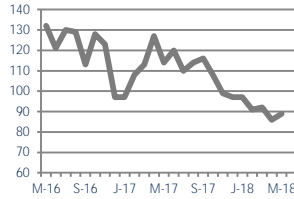
33



Up
Vs. Year Ago

Active Inventory

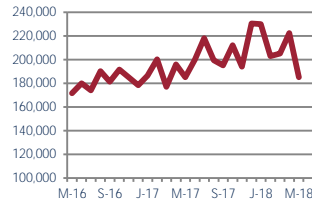
89



Down -22%
Vs. Year Ago

Median Sale Price

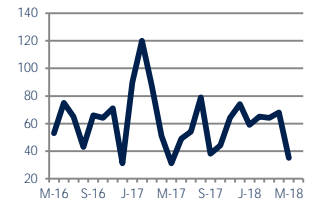
\$185,000



No Change
Vs. Year Ago

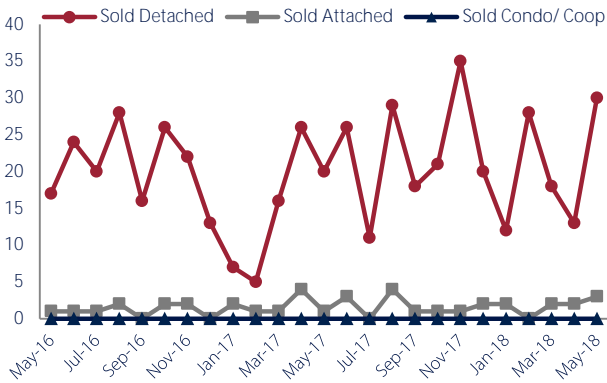
Days On Market

35



Up 13%
Vs. Year Ago

Units Sold*



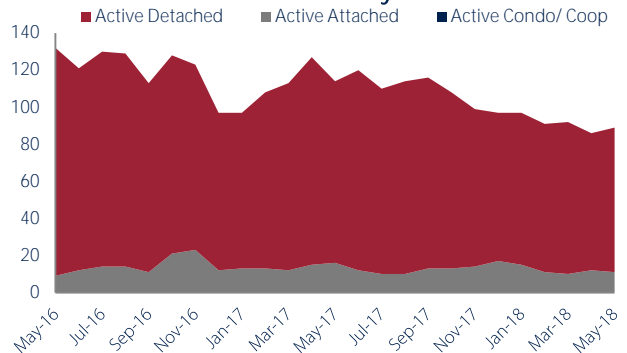
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 33 sold this month in King William County. This month's total units sold was higher than at this time last year, an increase from May 2017.

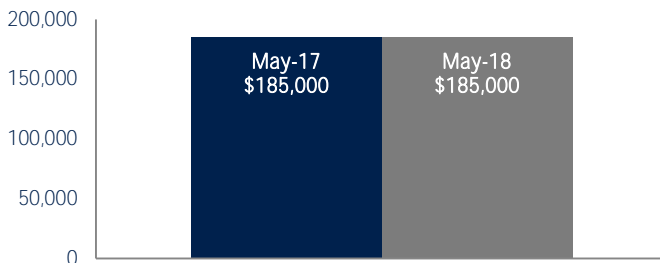
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 22%. The total number of active inventory this May was 89 compared to 114 in May 2017. This month's total of 89 is higher than the previous month's total supply of available inventory of 86, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for King William County Homes was \$185,000. This May, the median sale price was \$185,000, which is similar compared to a year ago. The current median sold price is 17% higher than in April.

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

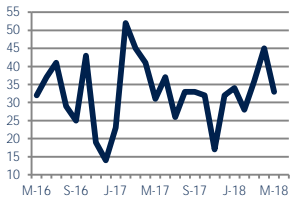


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

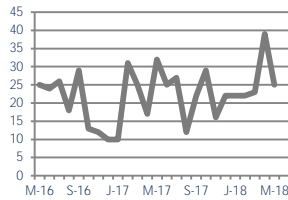
33



Up 6%
Vs. Year Ago

Current Contracts

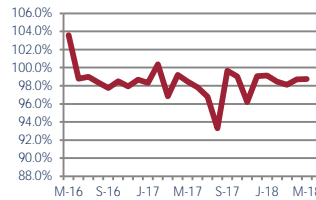
25



Down -22%
Vs. Year Ago

Sold Vs. List Price

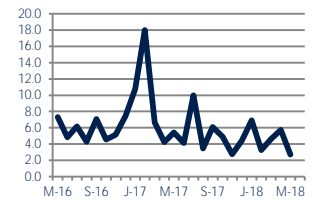
98.7%



No Change
Vs. Year Ago

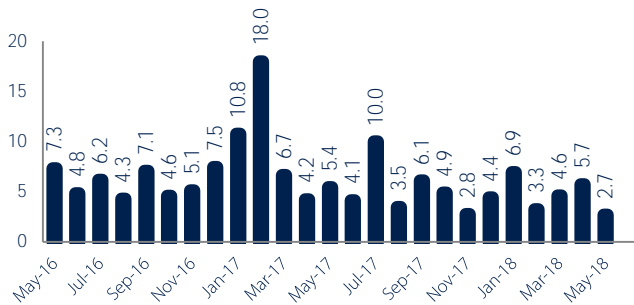
Months of Supply

2.7



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

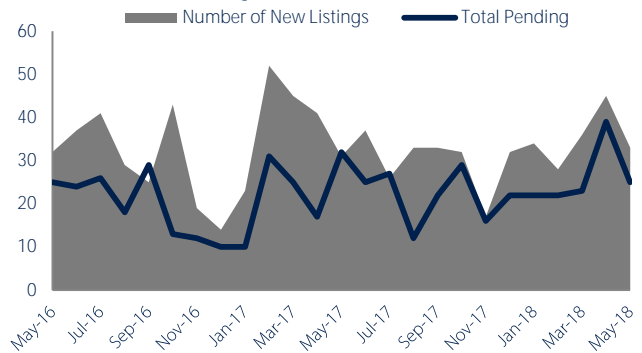
In May, there was 2.7 months of supply available in King William County, compared to 5.4 in May 2017. That is a decrease of 50% versus a year ago.

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.

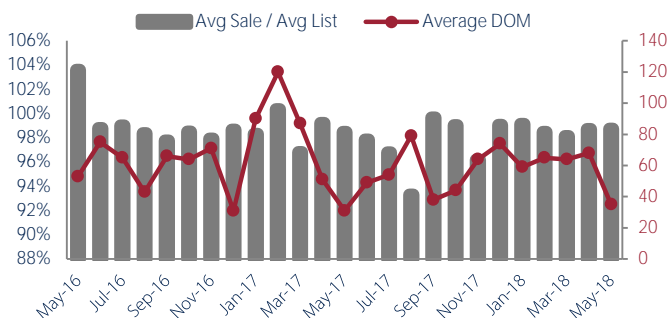
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in King William County compared to 31 in May 2017, an increase of 6%. There were 25 current contracts pending sale this May compared to 32 a year ago. The number of current contracts is 22% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in King William County was 98.7% 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 35, higher than the average last year, which was 31, an increase of 13%.



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