



# The Long & Foster Market Minute™

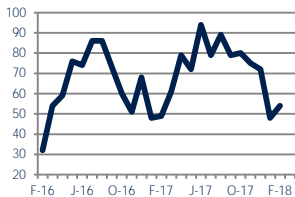
Focus On: Lakeside and Dumbarton Housing Market

February 2018

Zip Code(s): 23294, 23228 and 23230

## Units Sold

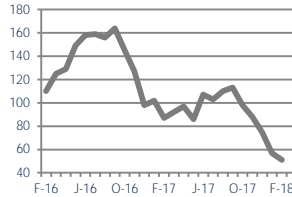
54



Up 10%  
Vs. Year Ago

## Active Inventory

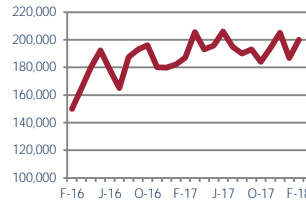
51



Down -41%  
Vs. Year Ago

## Median Sale Price

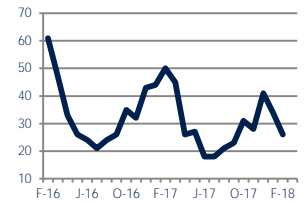
\$199,975



Up 7%  
Vs. Year Ago

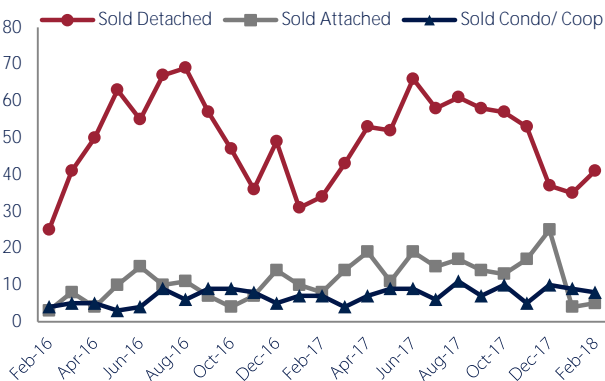
## Days On Market

26



Down -48%  
Vs. Year Ago

## Units Sold\*



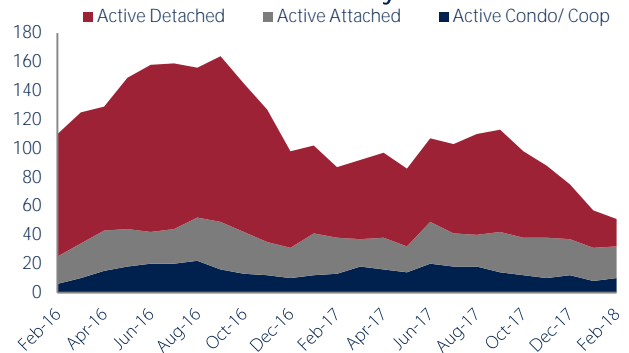
## Units Sold

There was an increase in total units sold in February, with 54 sold this month in Lakeside and Dumbarton versus 48 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 10% versus February 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 41%. The total number of active inventory this February was 51 compared to 87 in February 2017. This month's total of 51 is lower than the previous month's total supply of available inventory of 57, a decrease of 11%.

## Active Inventory\*

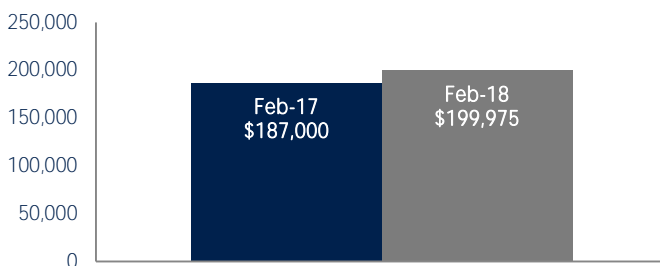


## Median Sale Price

Last February, the median sale price for Lakeside and Dumbarton Homes was \$187,000. This February, the median sale price was \$199,975, an increase of 7% or \$12,975 compared to last year. The current median sold price is 7% 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.

## Median Sale Price



Lakeside and Dumbarton are defined as properties listed in zip code/s 23294, 23228 and 23230.

\*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.



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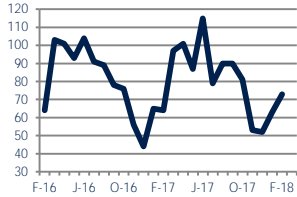
## Focus On: Lakeside and Dumbarton Housing Market

February 2018

Zip Code(s): 23294, 23228 and 23230

### New Listings

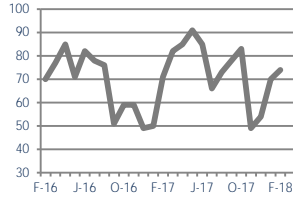
73



Up 14%  
Vs. Year Ago

### Current Contracts

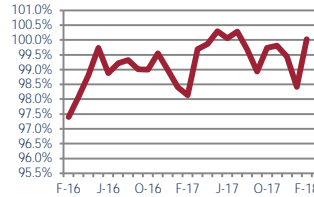
74



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

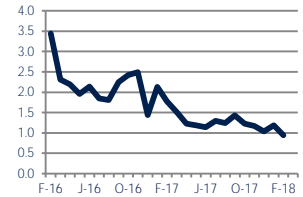
100.0%



Up 1.9%  
Vs. Year Ago

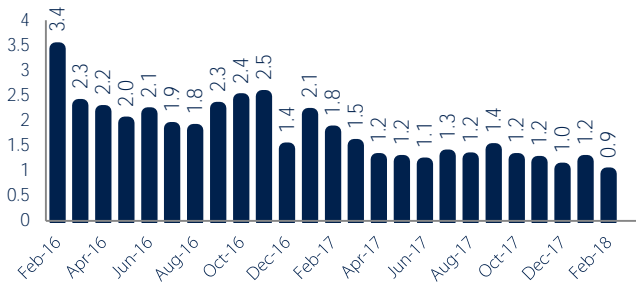
### Months of Supply

0.9



Down -47%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

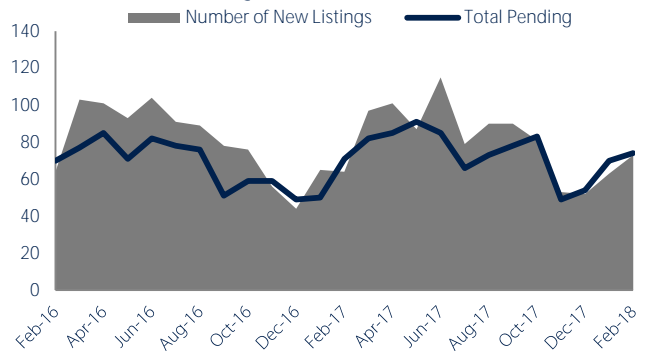
In February, there was 0.9 months of supply available in Lakeside and Dumbarton, compared to 1.8 in February 2017. That is a decrease of 47% versus a year ago.

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.

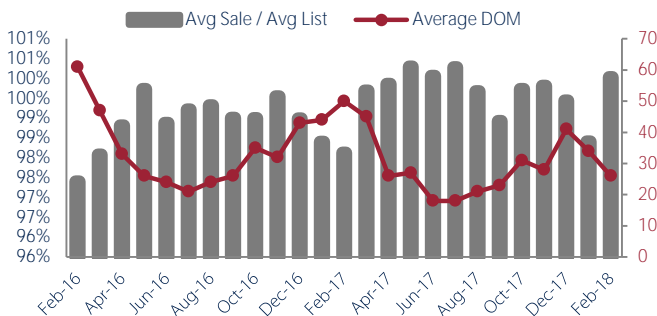
### New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Lakeside and Dumbarton compared to 64 in February 2017, an increase of 14%. There were 74 current contracts pending sale this February compared to 71 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 Lakeside and Dumbarton was 100.0% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 50, a decrease of 48%.



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