

Focus On: Lakeside and Dumbarton Housing Market

June 2018

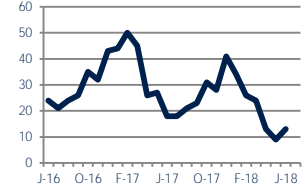
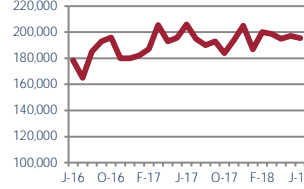
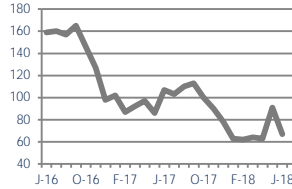
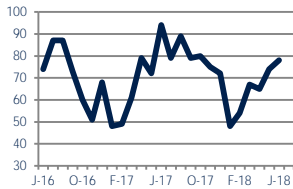
Zip Code(s): 23294, 23228 and 23230

Units Sold
78

Active Inventory
67

Median Sale Price
\$195,350

Days On Market
13



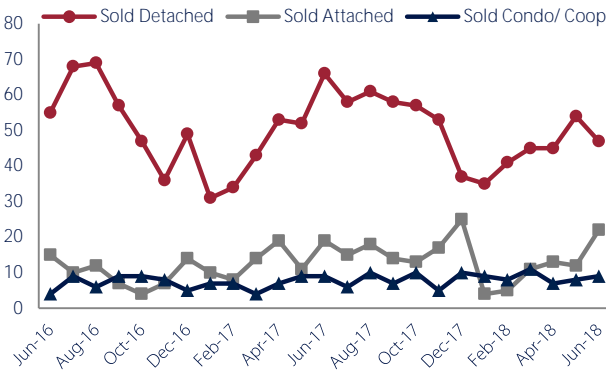
Down -17%
Vs. Year Ago

Down -37%
Vs. Year Ago

Down -5%
Vs. Year Ago

Down -28%
Vs. Year Ago

Units Sold*



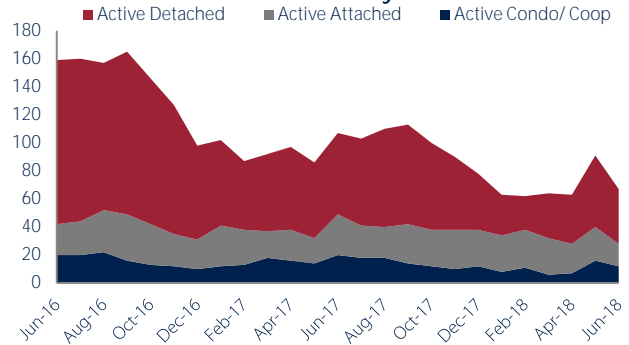
Units Sold

There was an increase in total units sold in June, with 78 sold this month in Lakeside and Dumbarton versus 74 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 17% versus June 2017.

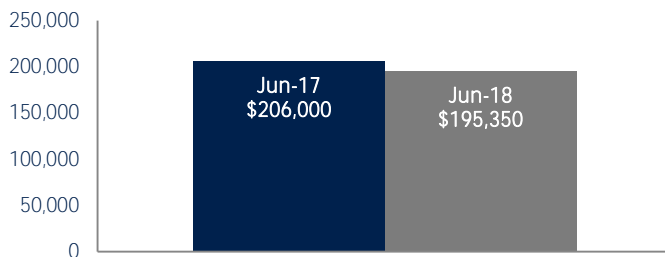
Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 37%. The total number of active inventory this June was 67 compared to 107 in June 2017. This month's total of 67 is lower than the previous month's total supply of available inventory of 91, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Lakeside and Dumbarton Homes was \$206,000. This June, the median sale price was \$195,350, a decrease of 5% or \$10,650 compared to last year. The current median sold price is 1% lower 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.

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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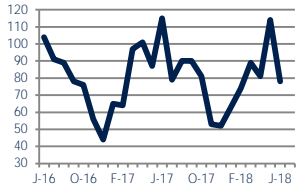
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Zip Code(s): 23294, 23228 and 23230

New Listings

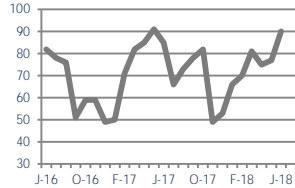
78



Down -32%
Vs. Year Ago

Current Contracts

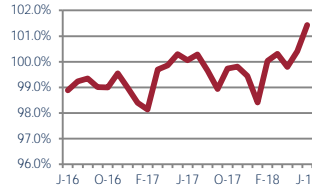
90



Up 6%
Vs. Year Ago

Sold Vs. List Price

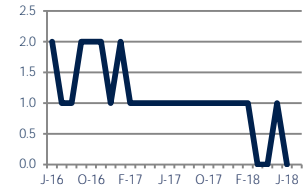
101.4%



Up 1.4%
Vs. Year Ago

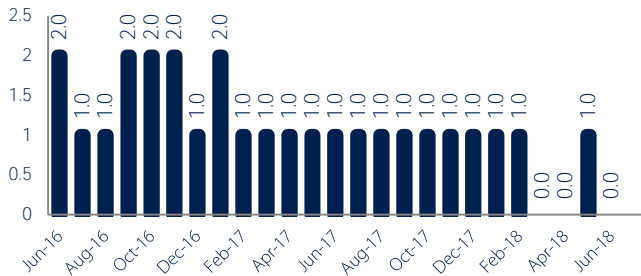
Months of Supply

0.0



Down -100%
Vs. Year Ago

Months Of Supply



Months of Supply

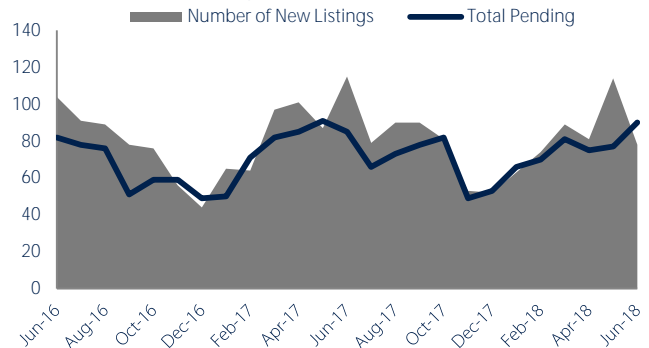
In June, there was 0.9 months of supply available in Lakeside and Dumbarton, compared to 1.1 in June 2017. That is a decrease of 25% versus a year ago.

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.

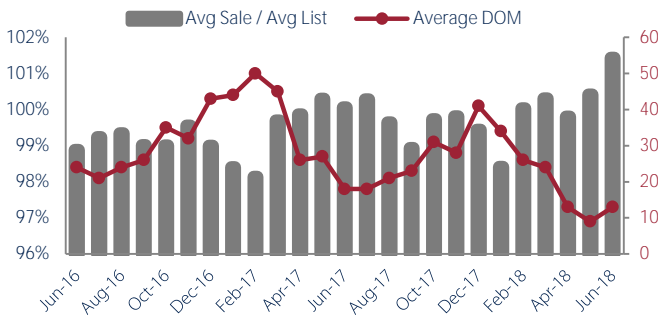
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Lakeside and Dumbarton compared to 115 in June 2017, a decrease of 32%. There were 90 current contracts pending sale this June compared to 85 a year ago. The number of current contracts is 6% higher 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 Lakeside and Dumbarton was 101.4% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 18, a decrease of 28%.



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