

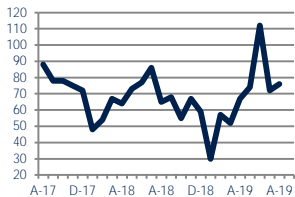
## Focus On: Lakeside and Dumbarton Housing Market

August 2019

Zip Code(s): 23294, 23228 and 23230

### Units Sold

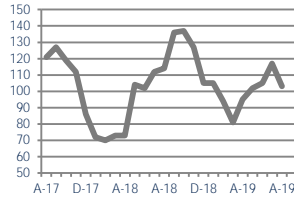
76



Up 17%  
Vs. Year Ago

### Active Inventory

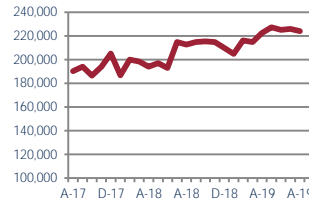
103



Down -10%  
Vs. Year Ago

### Median Sale Price

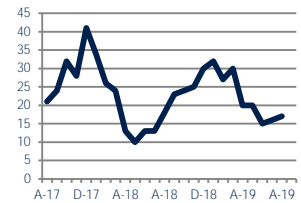
\$224,050



Up 5%  
Vs. Year Ago

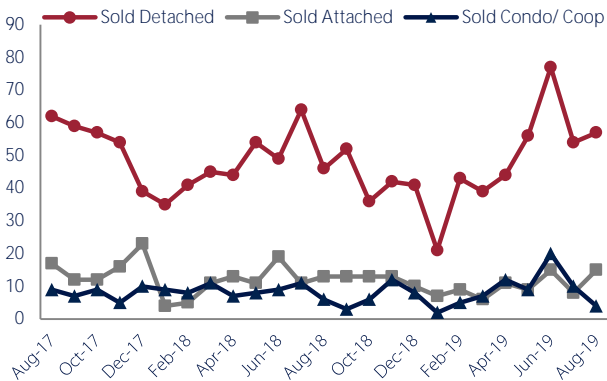
### Days On Market

17



Down -6%  
Vs. Year Ago

### Units Sold\*



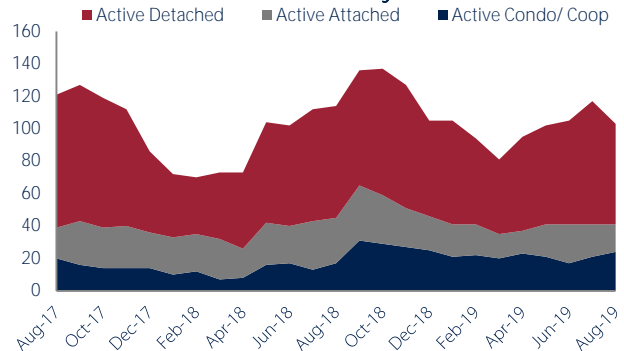
### Units Sold

There was an increase in total units sold in August, with 76 sold this month in Lakeside and Dumbarton versus 72 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 17% versus August 2018.

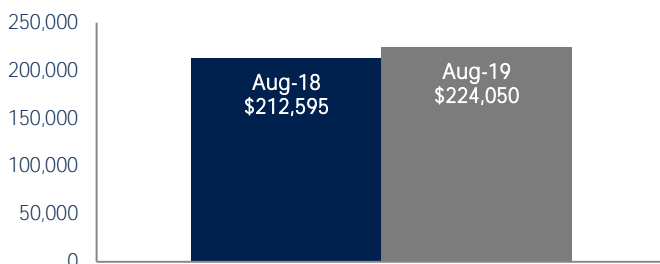
### Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 10%. The total number of active inventory this August was 103 compared to 114 in August 2018. This month's total of 103 is lower than the previous month's total supply of available inventory of 117, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Lakeside and Dumbarton Homes was \$212,595. This August, the median sale price was \$224,050, an increase of 5% or \$11,455 compared to last year. The current median sold price is 1% lower than in July.

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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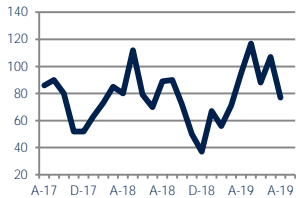
## Focus On: Lakeside and Dumbarton Housing Market

August 2019

Zip Code(s): 23294, 23228 and 23230

### New Listings

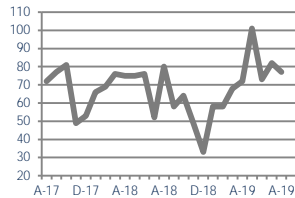
77



Down -13%  
Vs. Year Ago

### Current Contracts

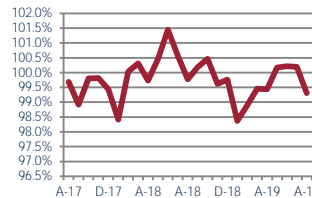
77



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

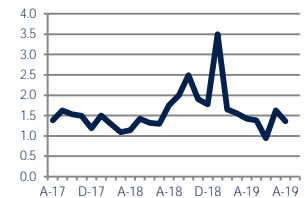
99.3%



No Change  
Vs. Year Ago

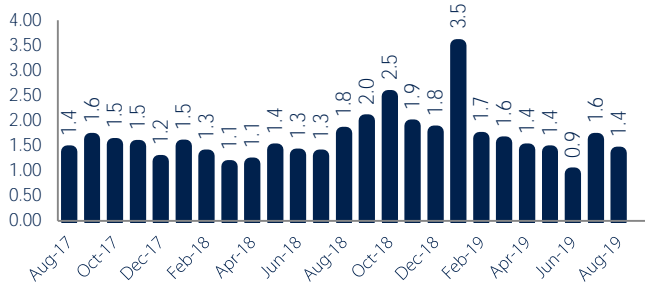
### Months of Supply

1.4



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

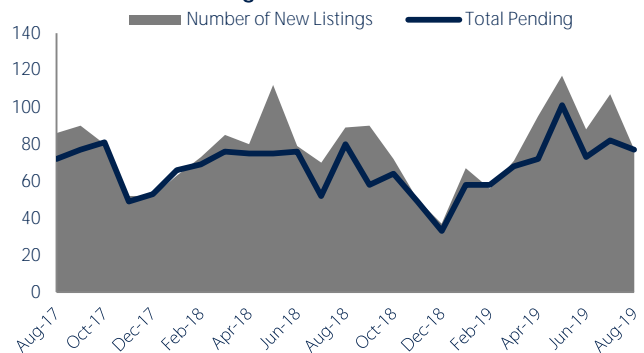
In August, there was 1.4 months of supply available in Lakeside and Dumbarton, compared to 1.8 in August 2018. That is a decrease of 23% versus a year ago.

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.

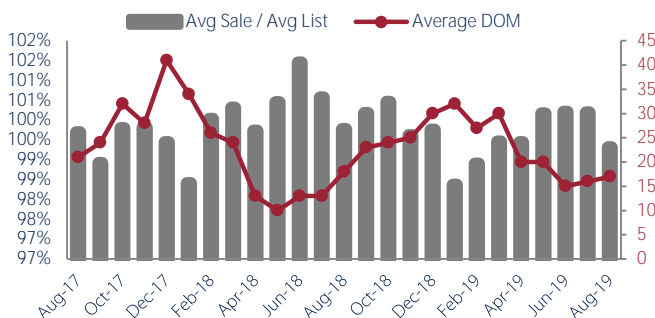
### New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Lakeside and Dumbarton compared to 89 in August 2018, a decrease of 13%. There were 77 current contracts pending sale this August compared to 80 a year ago. The number of current contracts is 4% lower than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Lakeside and Dumbarton was 99.3% 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 17, lower than the average last year, which was 18, a decrease of 6%.



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