



The Long & Foster Market Minute™

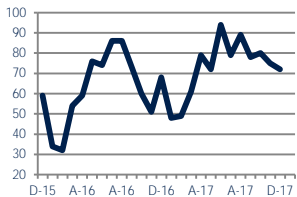
Focus On: Lakeside and Dumbarton Housing Market

December 2017

Zip Code(s): 23294, 23228 and 23230

Units Sold

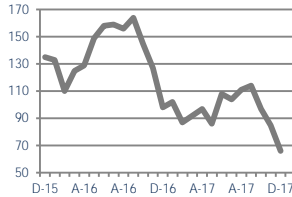
72



Up 6%
Vs. Year Ago

Active Inventory

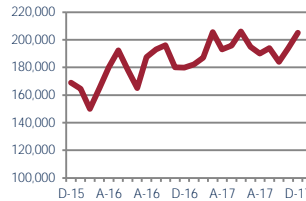
66



Down -33%
Vs. Year Ago

Median Sale Price

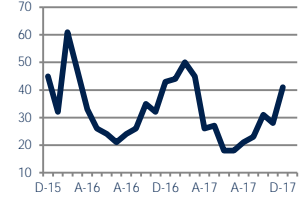
\$205,023



Up 14%
Vs. Year Ago

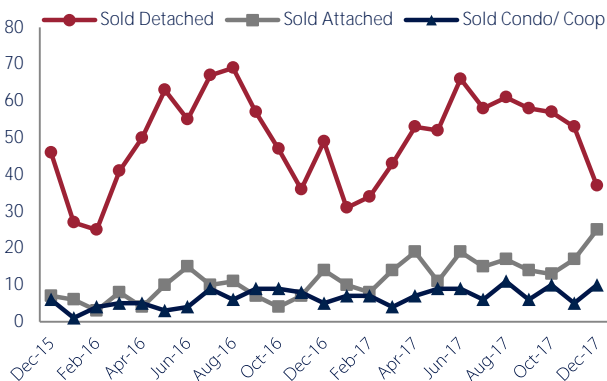
Days On Market

41



Down -5%
Vs. Year Ago

Units Sold*



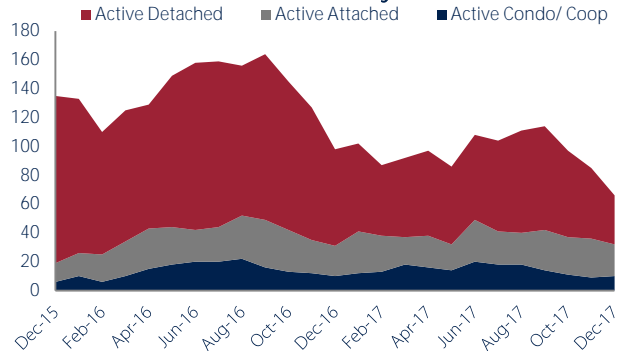
Units Sold

There was a decrease in total units sold in December, with 72 sold this month in Lakeside and Dumbarton versus 75 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 6% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 33%. The total number of active inventory this December was 66 compared to 98 in December 2016. This month's total of 66 is lower than the previous month's total supply of available inventory of 85, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Lakeside and Dumbarton Homes was \$179,950. This December, the median sale price was \$205,023, an increase of 14% or \$25,073 compared to last year. The current median sold price is 6% higher than in November.

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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INTERNATIONAL REAL ESTATE



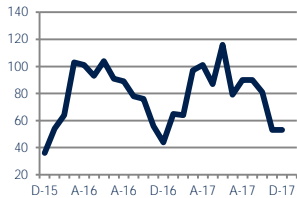
Focus On: Lakeside and Dumbarton Housing Market

December 2017

Zip Code(s): 23294, 23228 and 23230

New Listings

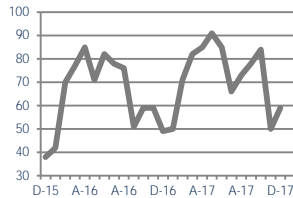
53



Up 20%
Vs. Year Ago

Current Contracts

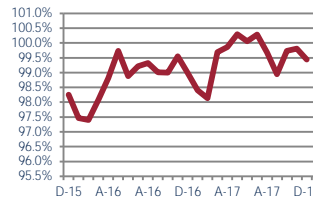
59



Up 20%
Vs. Year Ago

Sold Vs. List Price

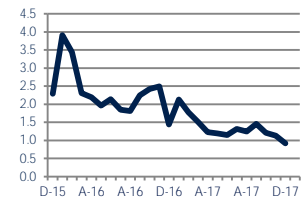
99.4%



No Change
Vs. Year Ago

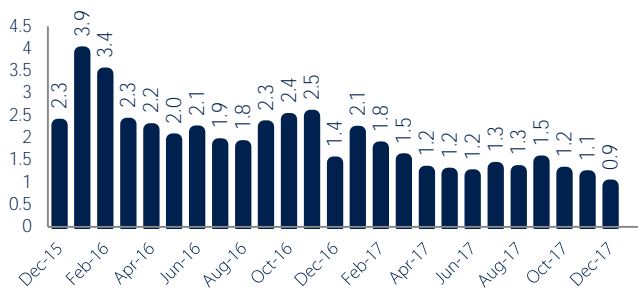
Months of Supply

0.9



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

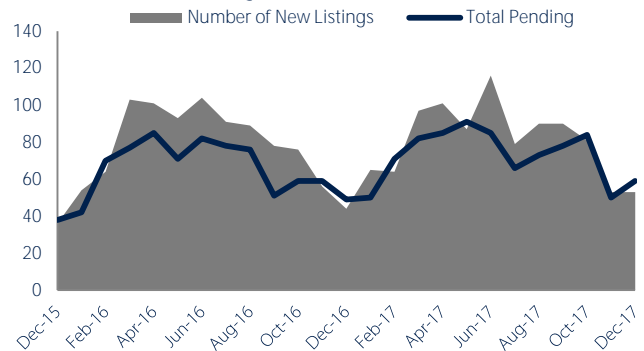
In December, there was 0.9 months of supply available in Lakeside and Dumbarton, compared to 1.4 in December 2016. That is a decrease of 36% versus a year ago.

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.

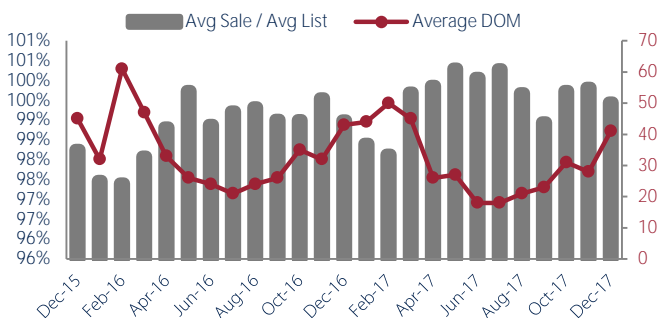
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Lakeside and Dumbarton compared to 44 in December 2016, an increase of 20%. There were 59 current contracts pending sale this December compared to 49 a year ago. The number of current contracts is 20% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Lakeside and Dumbarton was 99.4% 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 41, lower than the average last year, which was 43, a decrease of 5%.



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