

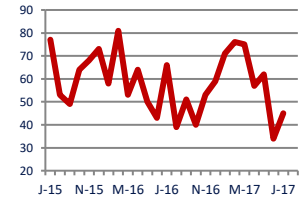
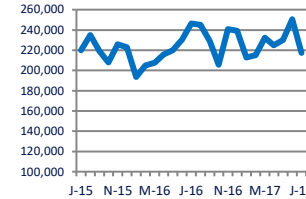
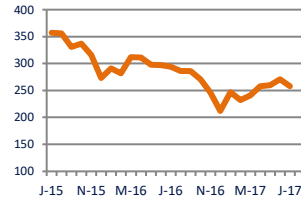
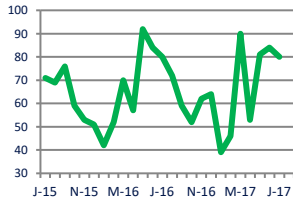


**Focus On: Lynnwood, Lynn Shores, and Windsor Woods Housing Market**

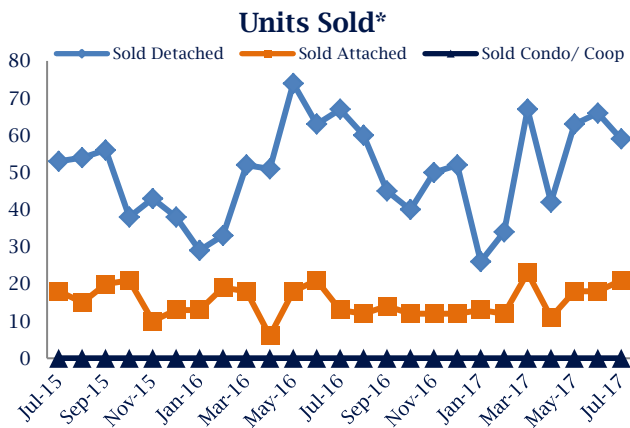
**July 2017**

**Zip Code(s): 23452**

<b>Units Sold</b> 80	<b>Active Inventory</b> 258	<b>Median Sale Price</b> \$217,500	<b>Days On Market</b> 45
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<b>No Change</b> Vs. Year Ago	<b>Down -12%</b> Vs. Year Ago	<b>Down -12%</b> Vs. Year Ago	<b>Down -32%</b> Vs. Year Ago
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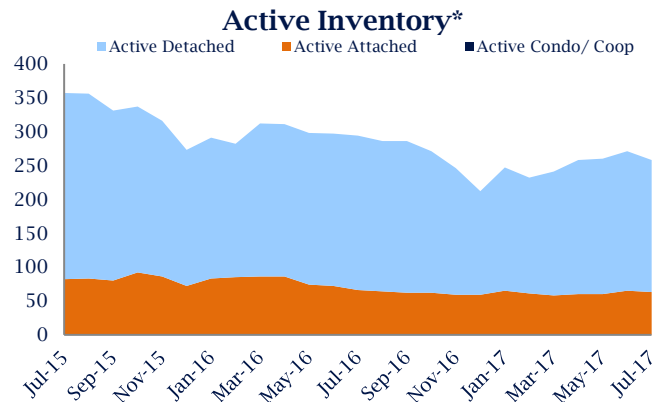


**Units Sold**

There was a decrease in total units sold in July, with 80 sold this month in Lynnwood, Lynn Shores, and Windsor Woods, a decrease of 5%. This month's total units sold is similar compared to a year ago.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 36 units or 12%. The total number of active inventory this July was 258 compared to 294 in July 2016. This month's total of 258 is lower than the previous month's total supply of available inventory of 271, a decrease of 5%.



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Lynnwood, Lynn Shores, and Windsor Woods Homes was \$246,500. This July, the median sale price was \$217,500, a decrease of 12% or \$29,000 compared to last year. The current median sold price is 13% lower than in June.

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

Lynnwood, Lynn Shores, and Windsor Woods are defined as properties listed in zip code/s 23452.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.



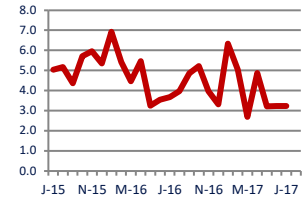
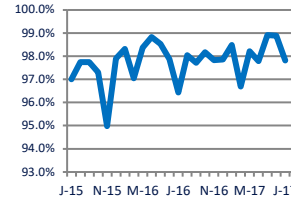
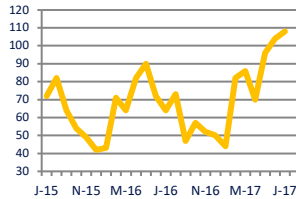
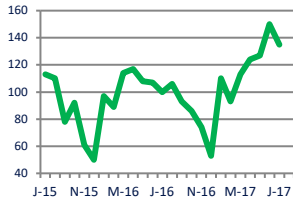


**Focus On: Lynnwood, Lynn Shores, and Windsor Woods Housing Market**

**July 2017**

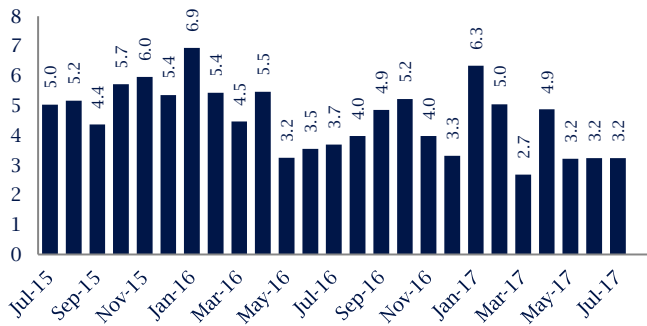
**Zip Code(s): 23452**

<b>New Listings</b> 135	<b>Current Contracts</b> 108	<b>Sold Vs. List Price</b> 97.8%	<b>Months of Supply</b> 3.2
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<b>Up 35%</b> Vs. Year Ago	<b>Up 69%</b> Vs. Year Ago	<b>Up 1.4%</b> Vs. Year Ago	<b>Down -12%</b> Vs. Year Ago
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**Months Of Supply**



**Months of Supply**

In July, there was 3.2 months of supply available in Lynnwood, Lynn Shores, and Windsor Woods, compared to 3.7 in July 2016. That is a decrease of 12% versus a year ago.

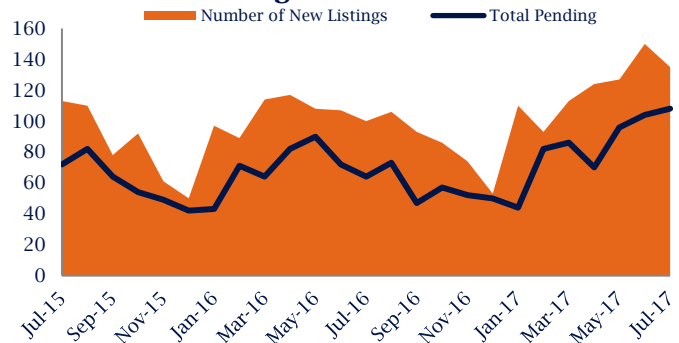
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

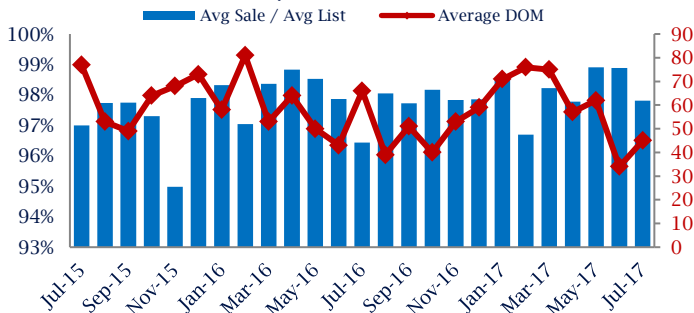
This month there were 135 homes newly listed for sale in Lynnwood, Lynn Shores, and Windsor Woods compared to 100 in July 2016, an increase of 35%. There were 108 current contracts pending sale this July compared to 64 a year ago.

The number of current contracts is 69% higher than last July.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In July, the average sale price in Lynnwood, Lynn Shores, and Windsor Woods was 97.8% 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 45, lower than the average last year, which was 66, a decrease of 32%.

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