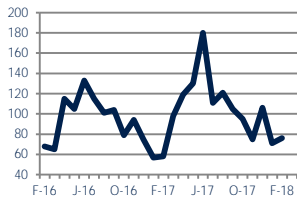


Zip Code(s): 23111 and 23116

Units Sold

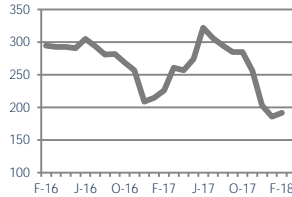
76



Up 31%
Vs. Year Ago

Active Inventory

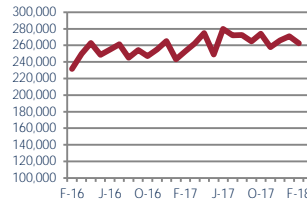
192



Down -15%
Vs. Year Ago

Median Sale Price

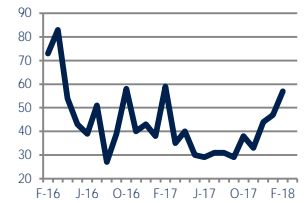
\$262,475



Up 4%
Vs. Year Ago

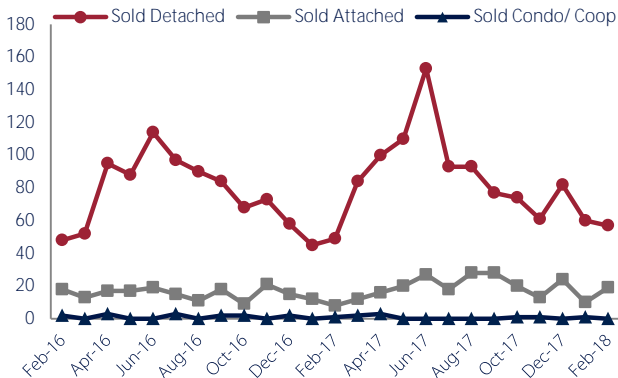
Days On Market

57



Down -3%
Vs. Year Ago

Units Sold*



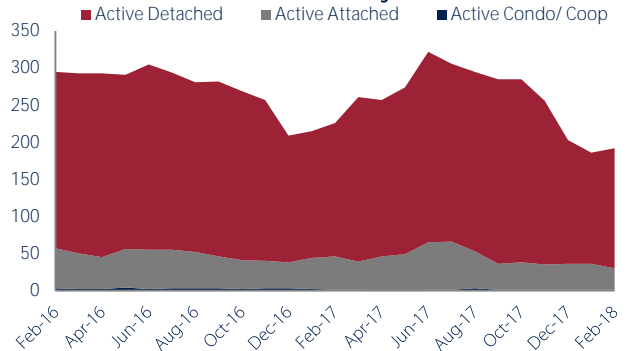
Units Sold

There was an increase in total units sold in February, with 76 sold this month in Mechanicsville versus 71 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 31% versus February 2017.

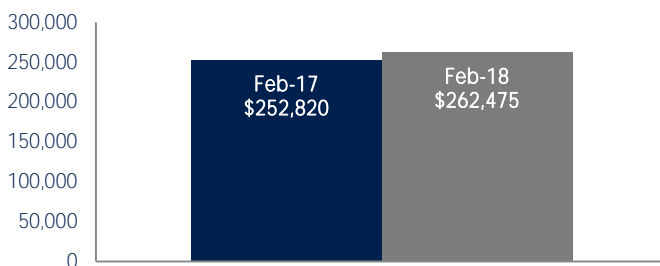
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 15%. The total number of active inventory this February was 192 compared to 226 in February 2017. This month's total of 192 is higher than the previous month's total supply of available inventory of 186, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Mechanicsville Homes was \$252,820. This February, the median sale price was \$262,475, an increase of 4% or \$9,655 compared to last year. The current median sold price is 3% lower 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.



Mechanicsville are defined as properties listed in zip code/s 23111 and 23116.

*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.

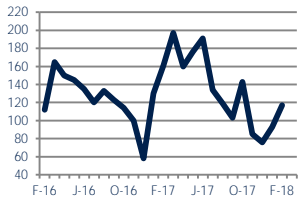
Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 23111 and 23116

New Listings

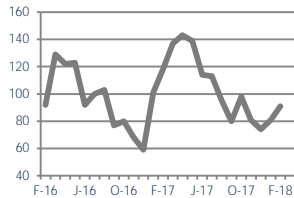
117



Down -27%
Vs. Year Ago

Current Contracts

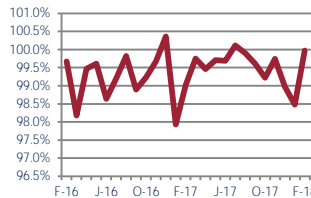
91



Down -23%
Vs. Year Ago

Sold Vs. List Price

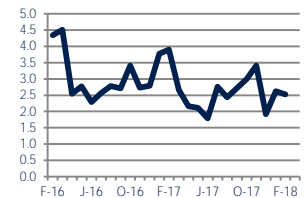
100.0%



Up 1%
Vs. Year Ago

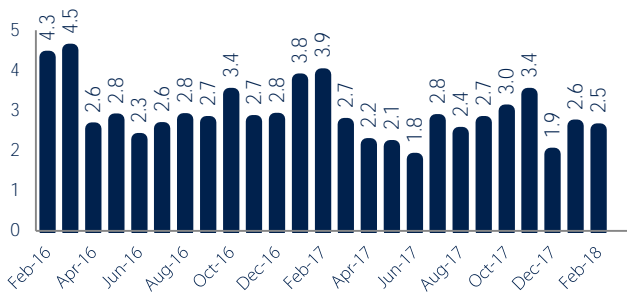
Months of Supply

2.5



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

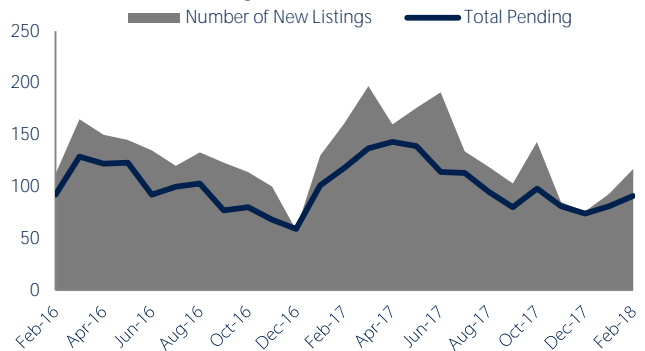
In February, there was 2.5 months of supply available in Mechanicsville, compared to 3.9 in February 2017. That is a decrease of 35% versus a year ago.

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.

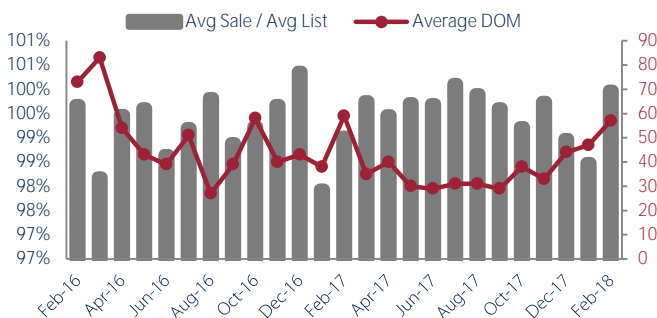
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Mechanicsville compared to 161 in February 2017, a decrease of 27%. There were 91 current contracts pending sale this February compared to 118 a year ago. The number of current contracts is 23% lower 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 Mechanicsville was 100.0% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 59, a decrease of 3%.



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