

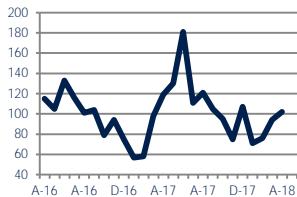
Focus On: Mechanicsville Housing Market

April 2018

Zip Code(s): 23111 and 23116

Units Sold

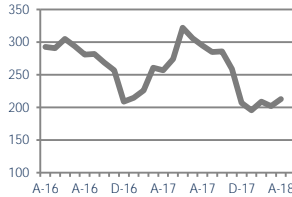
102



Down -14%
Vs. Year Ago

Active Inventory

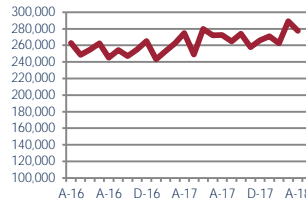
213



Down -17%
Vs. Year Ago

Median Sale Price

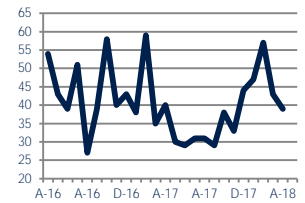
\$277,475



Up 1%
Vs. Year Ago

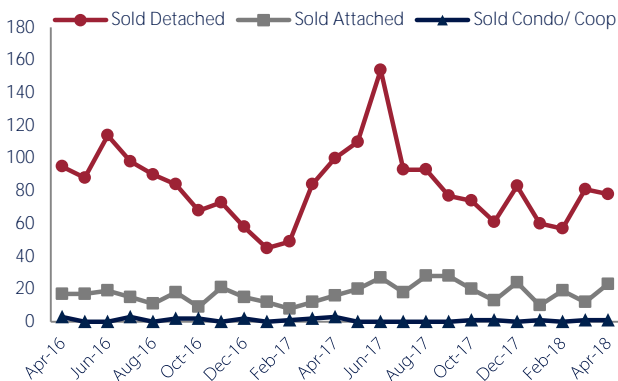
Days On Market

39



Down -3%
Vs. Year Ago

Units Sold*



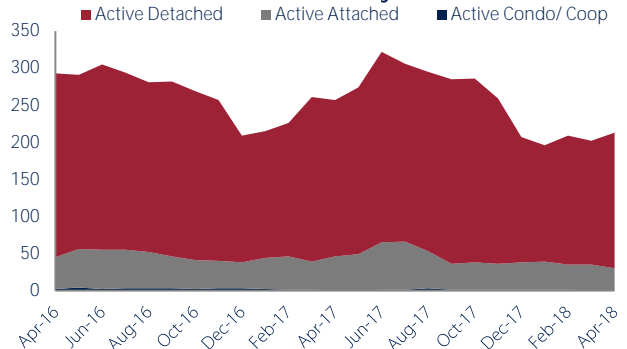
Units Sold

There was an increase in total units sold in April, with 102 sold this month in Mechanicsville versus 94 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2017.

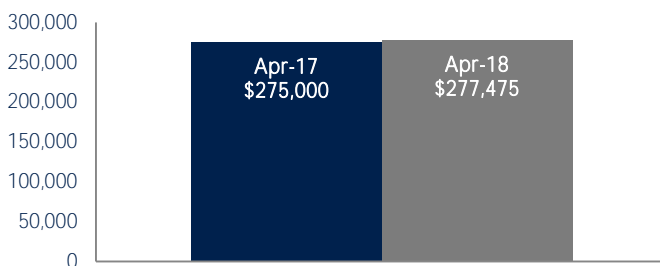
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 17%. The total number of active inventory this April was 213 compared to 257 in April 2017. This month's total of 213 is higher than the previous month's total supply of available inventory of 202, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mechanicsville Homes was \$275,000. This April, the median sale price was \$277,475, an increase of 1% or \$2,475 compared to last year. The current median sold price is 4% lower than in March.

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.





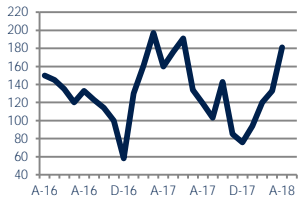
Focus On: Mechanicsville Housing Market

April 2018

Zip Code(s): 23111 and 23116

New Listings

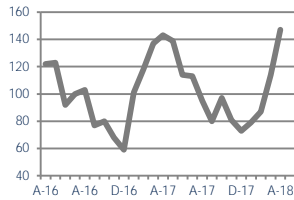
181



Up 13%
Vs. Year Ago

Current Contracts

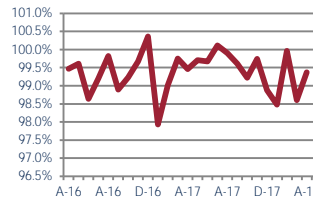
147



Up 3%
Vs. Year Ago

Sold Vs. List Price

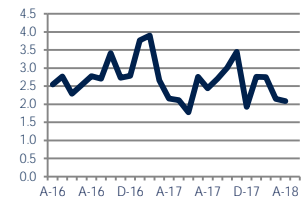
99.4%



No Change
Vs. Year Ago

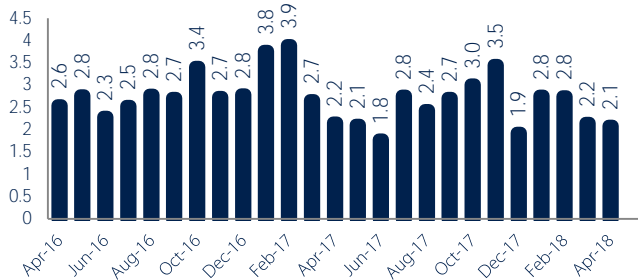
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

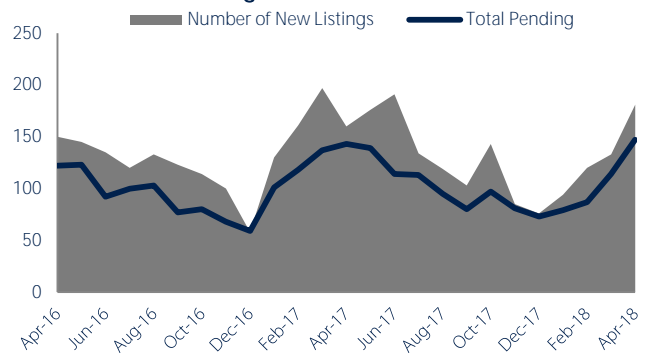
In April, there was 2.1 months of supply available in Mechanicsville. The amount of supply is similar compared to a year ago.

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.

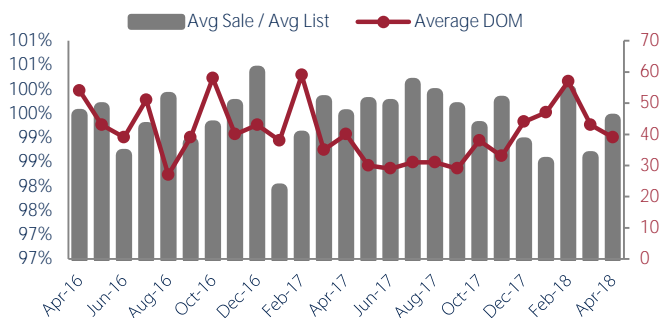
New Listings & Current Contracts

This month there were 181 homes newly listed for sale in Mechanicsville compared to 160 in April 2017, an increase of 13%. There were 147 current contracts pending sale this April compared to 143 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Mechanicsville 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 39, lower than the average last year, which was 40, a decrease of 3%.



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