

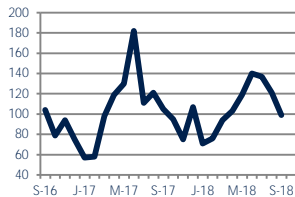
Focus On: Mechanicsville Housing Market

September 2018

Zip Code(s): 23111 and 23116

Units Sold

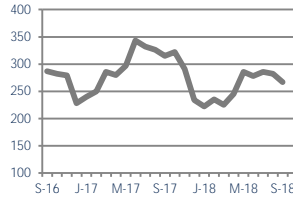
99



Down -6%
Vs. Year Ago

Active Inventory

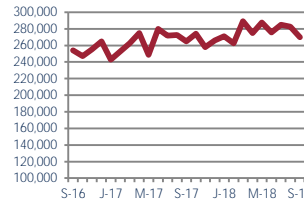
267



Down -15%
Vs. Year Ago

Median Sale Price

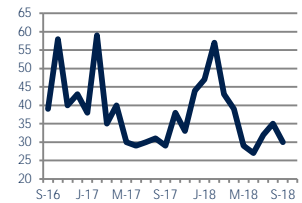
\$270,000



Up 2%
Vs. Year Ago

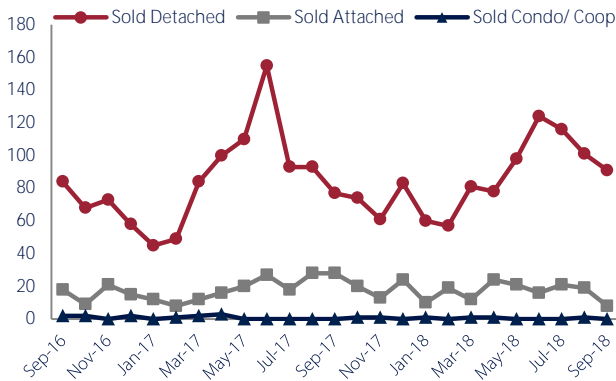
Days On Market

30



Up 3%
Vs. Year Ago

Units Sold*



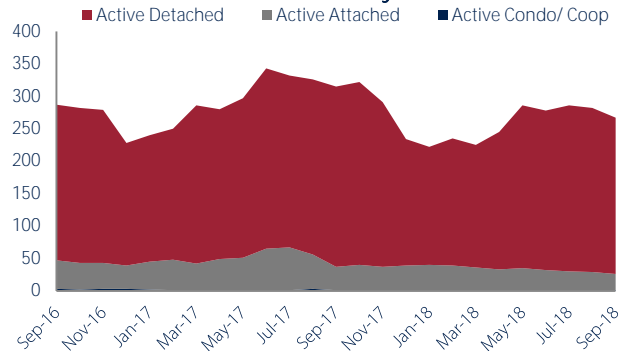
Units Sold

There was a decrease in total units sold in September, with 99 sold this month in Mechanicsville versus 121 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 6% versus September 2017.

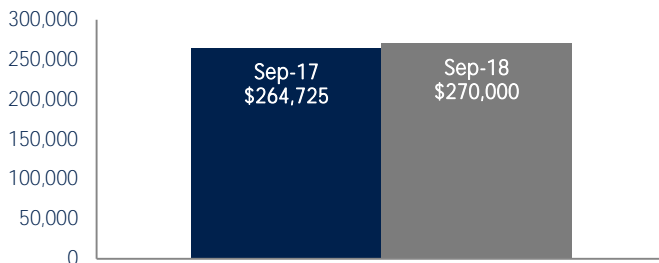
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 15%. The total number of active inventory this September was 267 compared to 315 in September 2017. This month's total of 267 is lower than the previous month's total supply of available inventory of 282, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Mechanicsville Homes was \$264,725. This September, the median sale price was \$270,000, an increase of 2% or \$5,275 compared to last year. The current median sold price is 4% lower than in August.

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.



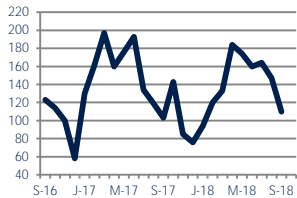
Focus On: Mechanicsville Housing Market

September 2018

Zip Code(s): 23111 and 23116

New Listings

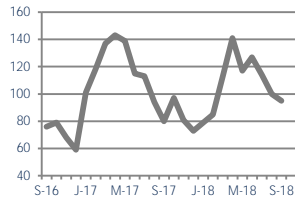
110



Up 7%
Vs. Year Ago

Current Contracts

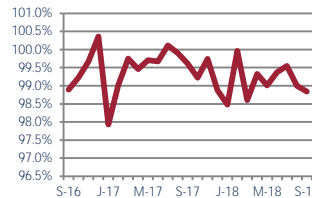
95



Up 19%
Vs. Year Ago

Sold Vs. List Price

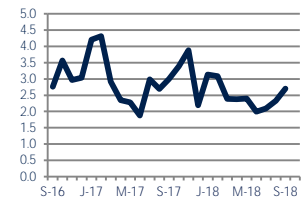
98.8%



Down -0.8%
Vs. Year Ago

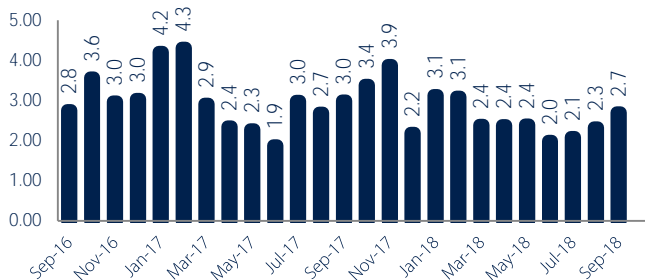
Months of Supply

2.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 2.7 months of supply available in Mechanicsville, compared to 3.0 in September 2017. That is a decrease of 10% versus a year ago.

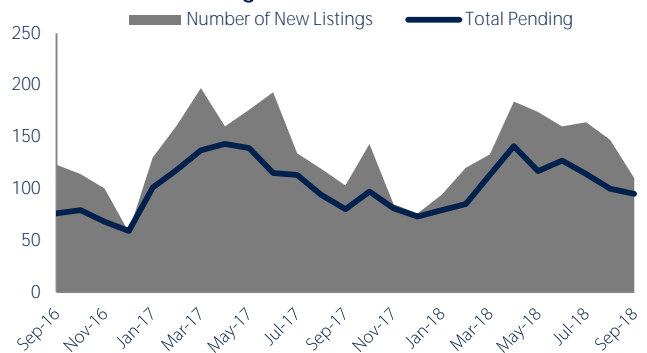
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

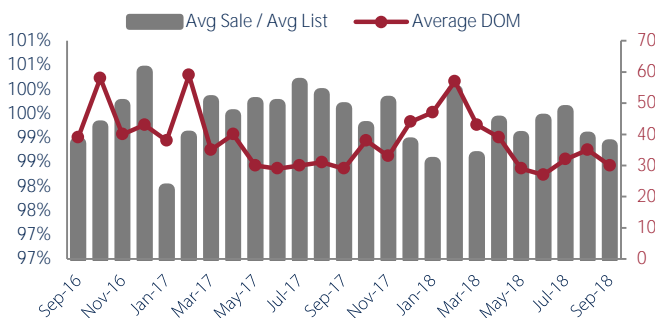
This month there were 110 homes newly listed for sale in Mechanicsville compared to 103 in September 2017, an increase of 7%.

There were 95 current contracts pending sale this September compared to 80 a year ago. The number of current contracts is 19% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Mechanicsville was 98.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 29, an increase of 3%.



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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

