



The Long & Foster Market Minute™

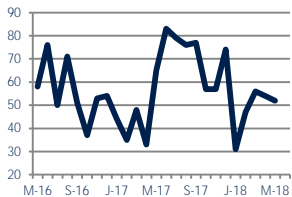
Focus On: Moseley and Winterpock Housing Market

May 2018

Zip Code(s): 23120 and 23838

Units Sold

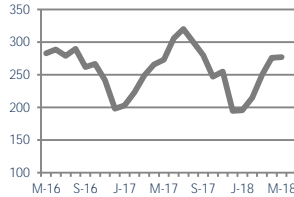
52



Down -20%
Vs. Year Ago

Active Inventory

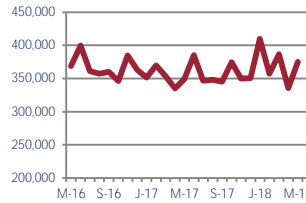
277



Up 1%
Vs. Year Ago

Median Sale Price

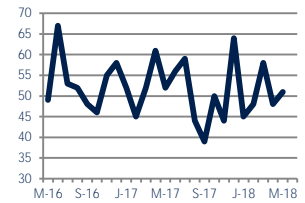
\$375,075



Up 7%
Vs. Year Ago

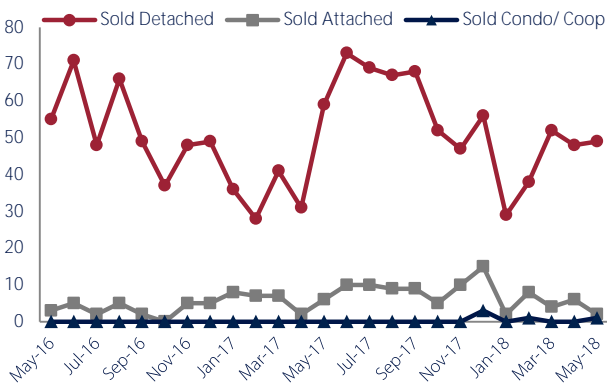
Days On Market

51



Down -2%
Vs. Year Ago

Units Sold*



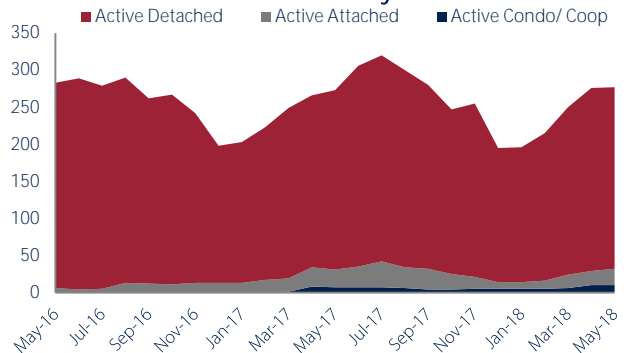
Units Sold

There was a decrease in total units sold in May, with 52 sold this month in Moseley and Winterpock versus 54 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 20% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 1%. The total number of active inventory this May was 277 compared to 273 in May 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Moseley and Winterpock Homes was \$349,000. This May, the median sale price was \$375,075, an increase of 7% or \$26,075 compared to last year. The current median sold price is 12% higher than in April.

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

Moseley and Winterpock are defined as properties listed in zip code/s 23120 and 23838.

*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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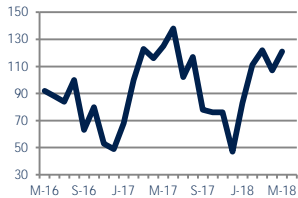
Focus On: Moseley and Winterpock Housing Market

May 2018

Zip Code(s): 23120 and 23838

New Listings

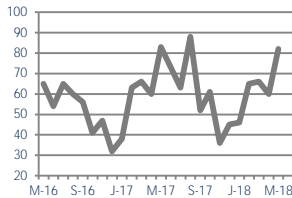
121



Down -3%
Vs. Year Ago

Current Contracts

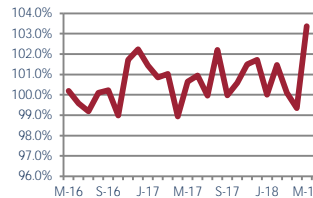
82



Down -1%
Vs. Year Ago

Sold Vs. List Price

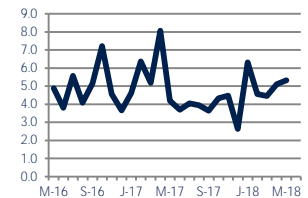
103.4%



Up 2.7%
Vs. Year Ago

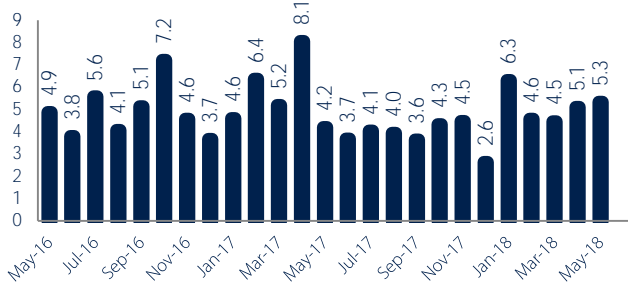
Months of Supply

5.3



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

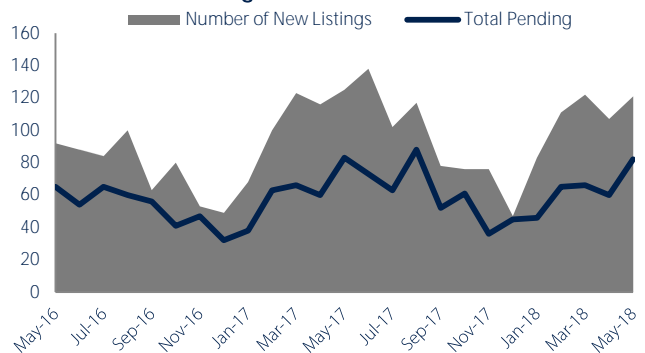
In May, there was 5.3 months of supply available in Moseley and Winterpock, compared to 4.2 in May 2017. That is an increase of 27% versus a year ago.

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.

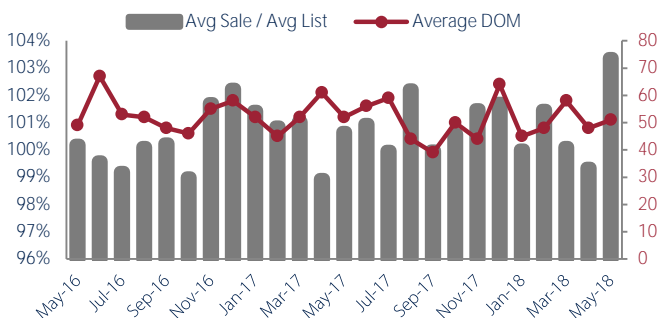
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Moseley and Winterpock compared to 125 in May 2017, a decrease of 3%. There were 82 current contracts pending sale this May compared to 83 a year ago. The number of current contracts is 1% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Moseley and Winterpock was 103.4% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 52, a decrease of 2%.



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