



# The Long & Foster Market Minute™

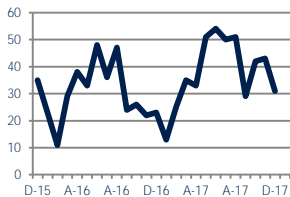
Focus On: Patterson and Pemberton Housing Market

December 2017

Zip Code(s): 23238

## Units Sold

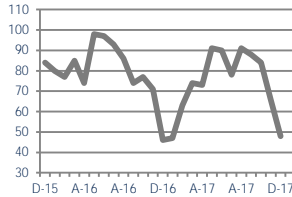
31



Up 35%  
Vs. Year Ago

## Active Inventory

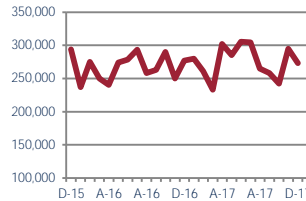
48



Up 4%  
Vs. Year Ago

## Median Sale Price

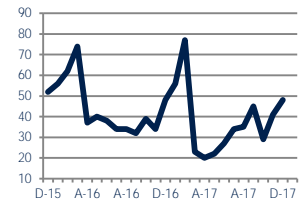
\$273,000



Down -1%  
Vs. Year Ago

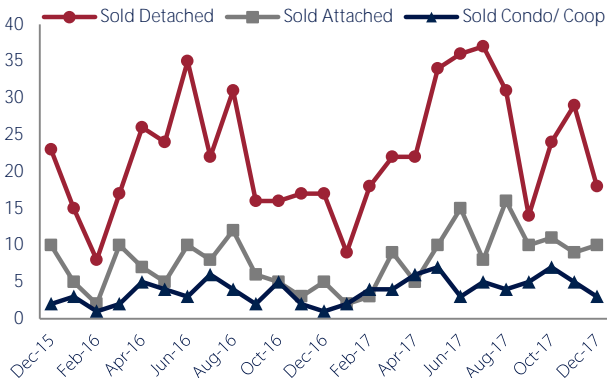
## Days On Market

48



No Change  
Vs. Year Ago

## Units Sold\*



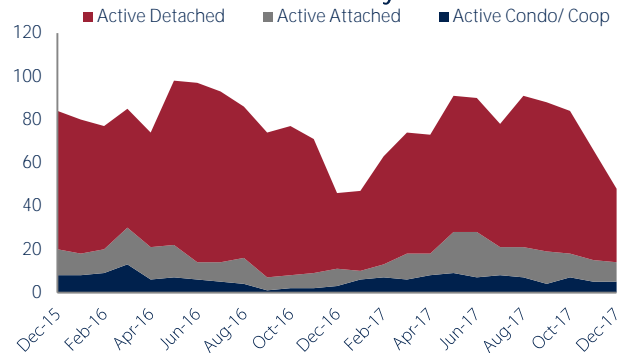
## Units Sold

There was a decrease in total units sold in December, with 31 sold this month in Patterson and Pemberton versus 43 last month, a decrease of 28%. This month's total units sold was higher than at this time last year, an increase of 35% versus December 2016.

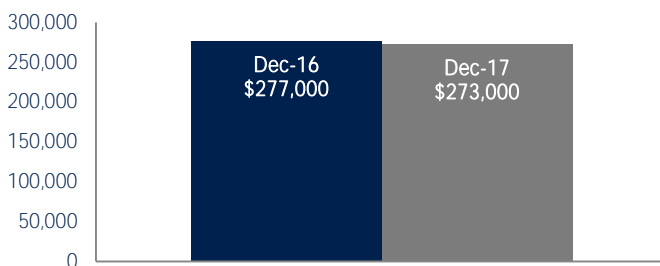
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 4%. The total number of active inventory this December was 48 compared to 46 in December 2016. This month's total of 48 is lower than the previous month's total supply of available inventory of 66, a decrease of 27%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Patterson and Pemberton Homes was \$277,000. This December, the median sale price was \$273,000, a decrease of 1% or \$4,000 compared to last year. The current median sold price is 7% lower than in November.

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



Patterson and Pemberton are defined as properties listed in zip code/s 23238.

\*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

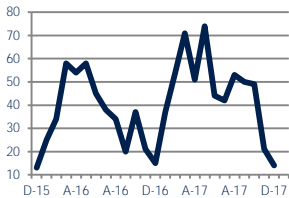
## Focus On: Patterson and Pemberton Housing Market

December 2017

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### New Listings

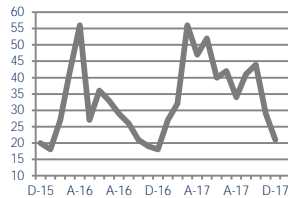
14



Down -7%  
Vs. Year Ago

### Current Contracts

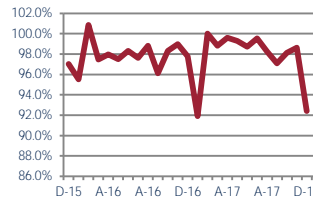
21



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

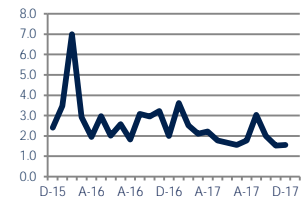
92.4%



Down  
Vs. Year Ago

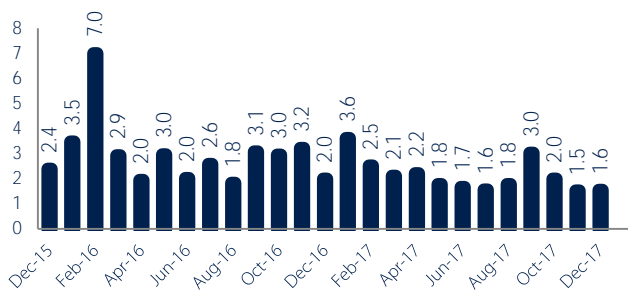
### Months of Supply

1.6



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

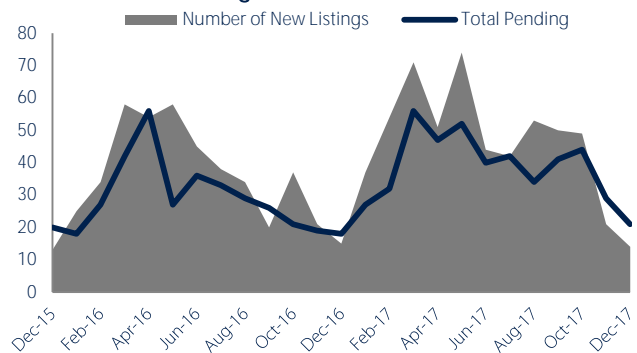
In December, there was 1.5 months of supply available in Patterson and Pemberton, compared to 2.0 in December 2016. That is a decrease of 23% versus a year ago.

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.

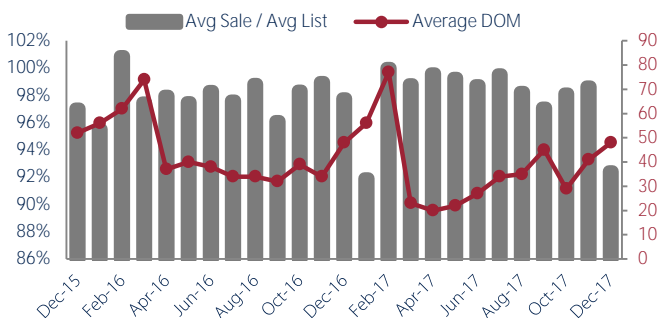
### New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Patterson and Pemberton compared to 15 in December 2016, a decrease of 7%. There were 21 current contracts pending sale this December compared to 18 a year ago. The number of current contracts is 17% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Patterson and Pemberton was 92.4% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 48, which is similar compared to a year ago.



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