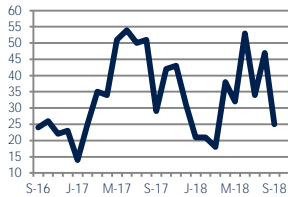


Zip Code(s): 23238

Units Sold

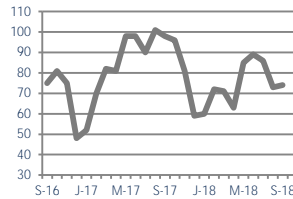
25



Down
Vs. Year Ago

Active Inventory

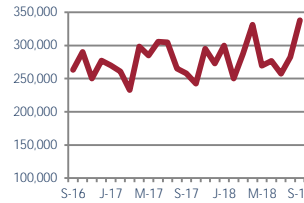
74



Down -24%
Vs. Year Ago

Median Sale Price

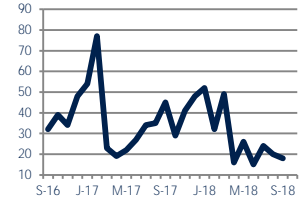
\$338,000



Up
Vs. Year Ago

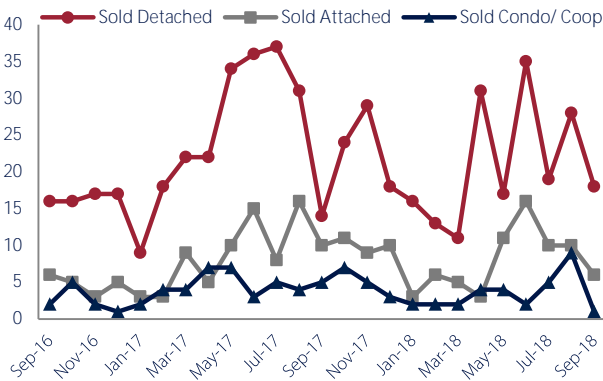
Days On Market

18



Down
Vs. Year Ago

Units Sold*



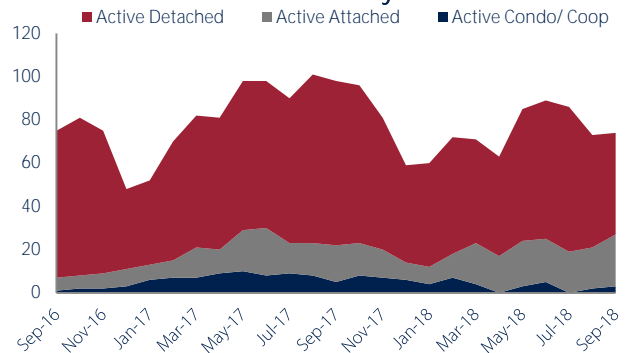
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 25 sold this month in Patterson and Pemberton. This month's total units sold was lower than at this time last year, a decrease from September 2017.

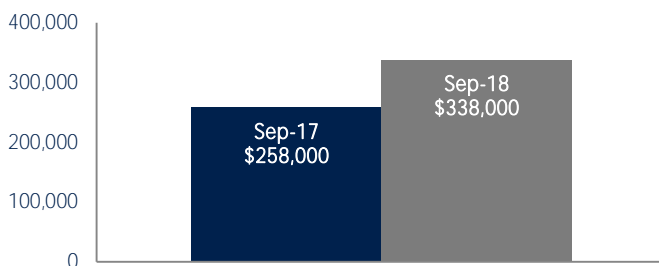
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 24%. The total number of active inventory this September was 74 compared to 98 in September 2017. This month's total of 74 is higher than the previous month's total supply of available inventory of 73, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Patterson and Pemberton Homes was \$258,000. This September, the median sale price was \$338,000, an increase of \$80,000 compared to last year. The current median sold price is higher 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.

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



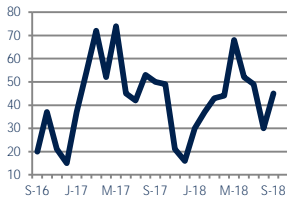
Focus On: Patterson and Pemberton Housing Market

September 2018

Zip Code(s): 23238

New Listings

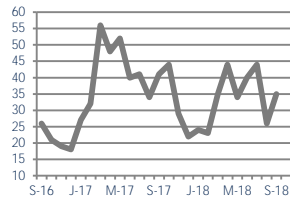
45



Down -10%
Vs. Year Ago

Current Contracts

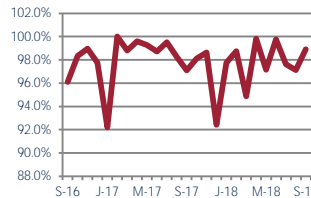
35



Down -15%
Vs. Year Ago

Sold Vs. List Price

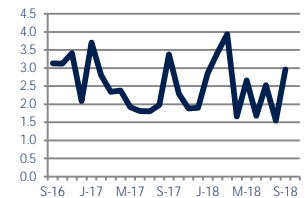
98.9%



Up 1.9%
Vs. Year Ago

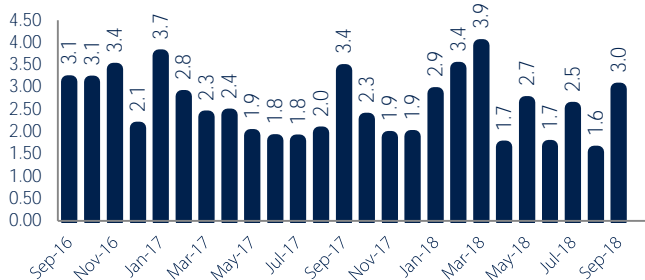
Months of Supply

3.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.0 months of supply available in Patterson and Pemberton, compared to 3.4 in September 2017. That is a decrease of 12% versus a year ago.

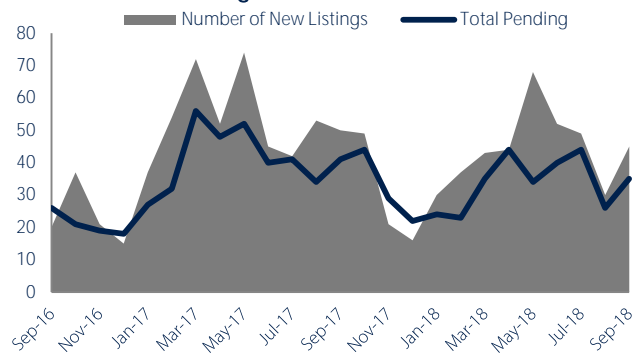
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

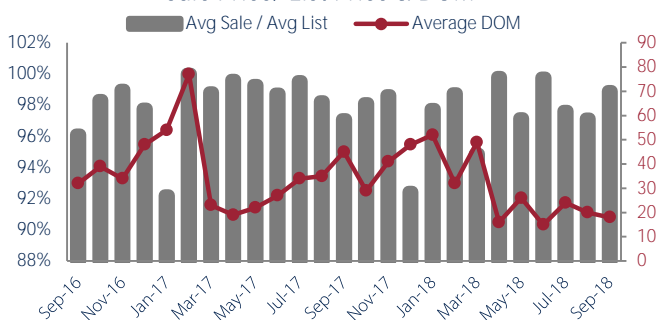
This month there were 45 homes newly listed for sale in Patterson and Pemberton compared to 50 in September 2017, a decrease of 10%.

There were 35 current contracts pending sale this September compared to 41 a year ago. The number of current contracts is 15% lower 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 Patterson and Pemberton was 98.9% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 45. This decrease was impacted by the limited number of sales.



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