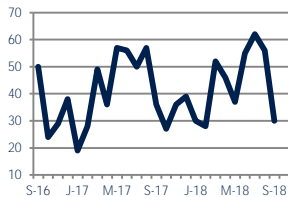


**Units Sold**

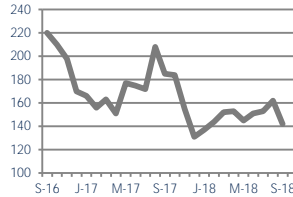
30



**Down**  
Vs. Year Ago

**Active Inventory**

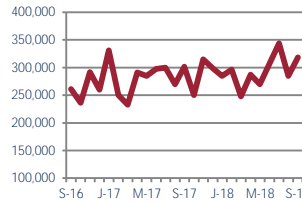
142



**Down -23%**  
Vs. Year Ago

**Median Sale Price**

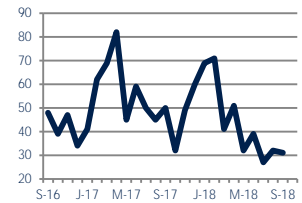
\$318,475



**Up 6%**  
Vs. Year Ago

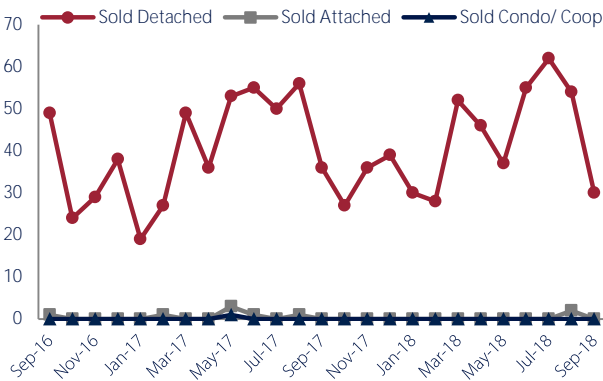
**Days On Market**

31



**Down -38%**  
Vs. Year Ago

**Units Sold\***



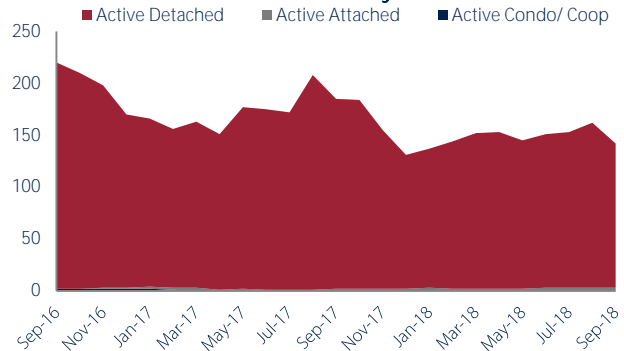
**Units Sold**

With relatively few transactions, there was a decrease in total units sold in September, with 30 sold this month in Powhatan County. This month's total units sold was lower than at this time last year, a decrease from September 2017.

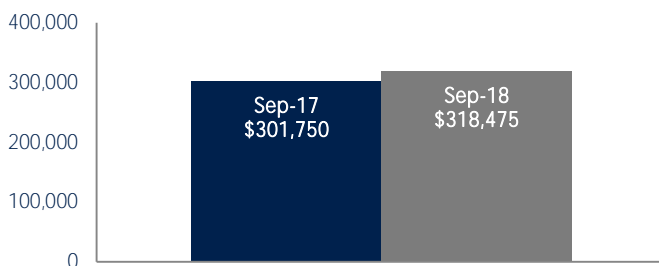
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 43 units or 23%. The total number of active inventory this September was 142 compared to 185 in September 2017. This month's total of 142 is lower than the previous month's total supply of available inventory of 162, a decrease of 12%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Powhatan County Homes was \$301,750. This September, the median sale price was \$318,475, an increase of 6% or \$16,725 compared to last year. The current median sold price is 12% 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.

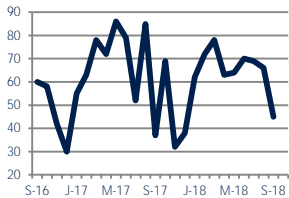


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.



### New Listings

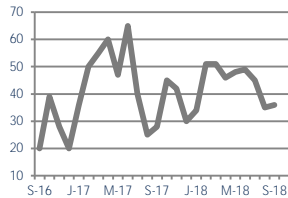
45



Up 22%  
Vs. Year Ago

### Current Contracts

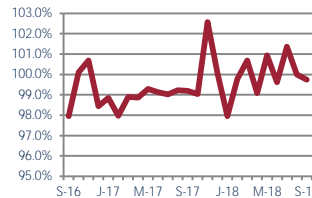
36



Up 29%  
Vs. Year Ago

### Sold Vs. List Price

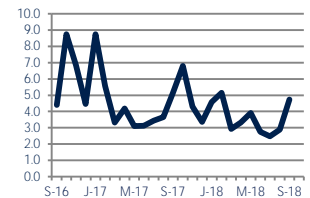
99.7%



Up 0.5%  
Vs. Year Ago

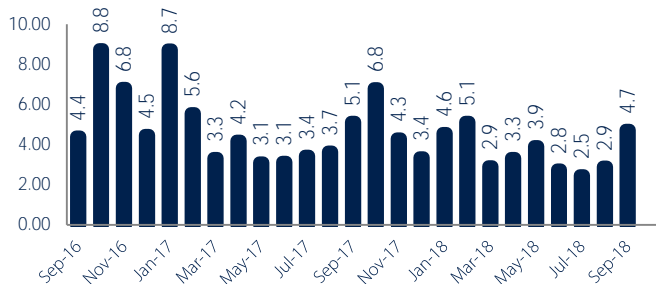
### Months of Supply

4.7



Down -8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

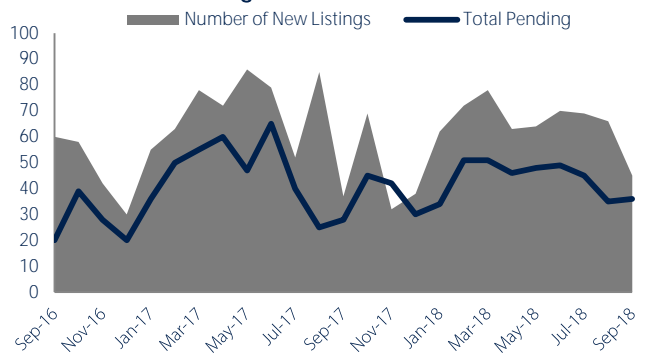
In September, there was 4.7 months of supply available in Powhatan County, compared to 5.1 in September 2017. That is a decrease of 8% versus a year ago.

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.

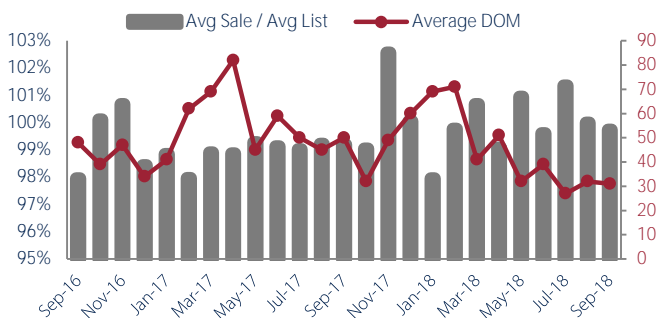
### New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Powhatan County compared to 37 in September 2017, an increase of 22%. There were 36 current contracts pending sale this September compared to 28 a year ago. The number of current contracts is 29% 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 Powhatan County was 99.7% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 50, a decrease of 38%.



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