

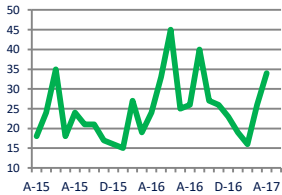


Focus On: Prince George County Housing Market

April 2017

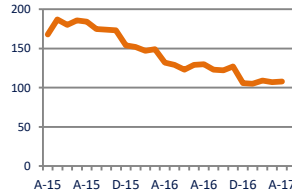
Units Sold

34



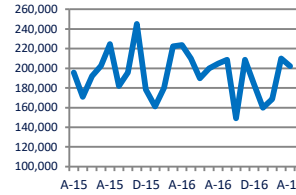
Active Inventory

108



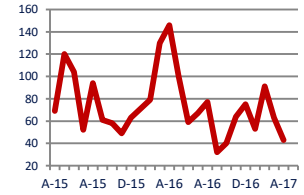
Median Sale Price

\$202,225



Days On Market

43



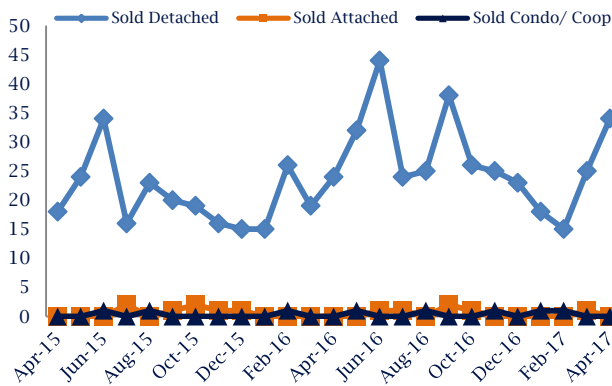
Up
Vs. Year Ago

Down -18%
Vs. Year Ago

Down -10%
Vs. Year Ago

Down
Vs. Year Ago

Units Sold*



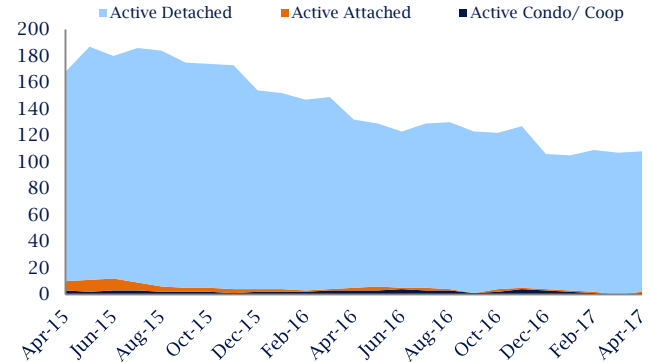
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in Prince George County. This month's total units sold was higher than at this time last year, an increase from April 2016.

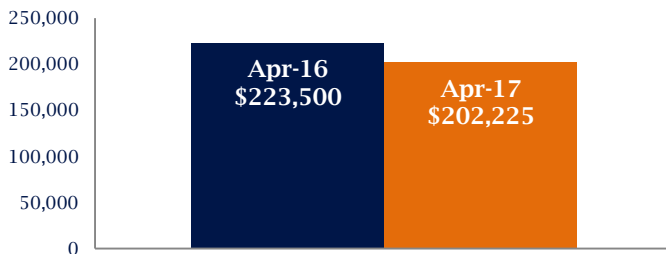
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 18%. The total number of active inventory this April was 108 compared to 132 in April 2016. This month's total of 108 is higher than the previous month's total supply of available inventory of 107, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince George County Homes was \$223,500. This April, the median sale price was \$202,225, a decrease of 10% or \$21,275 compared to last year. The current median sold price is 4% lower than in March.

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.



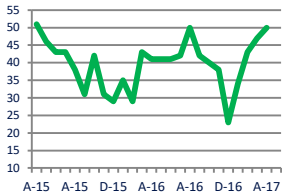


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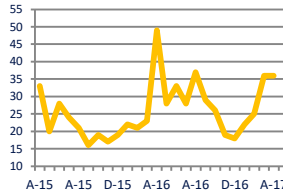
New Listings

50



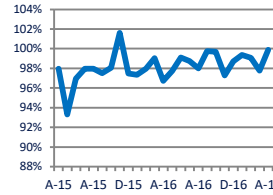
Current Contracts

36



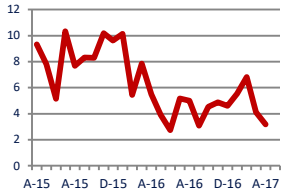
Sold Vs. List Price

99.9%



Months of Supply

3.2



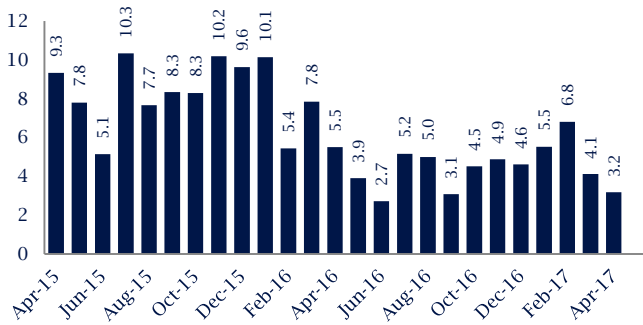
Up 22%
Vs. Year Ago

Down -27%
Vs. Year Ago

Up 3.3%
Vs. Year Ago

Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

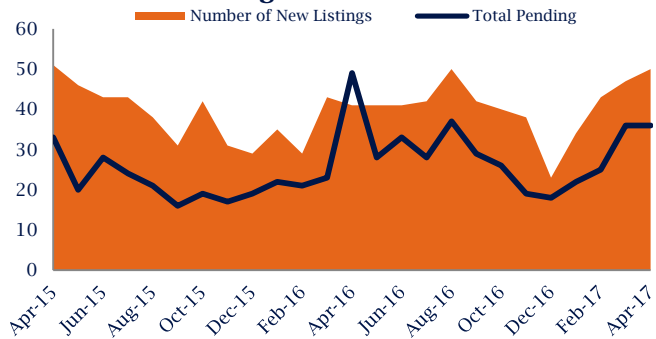
In April, there was 3.2 months of supply available in Prince George County, compared to 5.5 in April 2016. That is a decrease of 42% versus a year ago.

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.

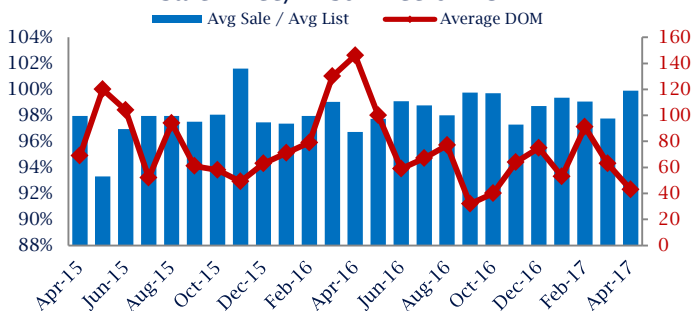
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Prince George County compared to 41 in April 2016, an increase of 22%. There were 36 current contracts pending sale this April compared to 49 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Prince George County was 99.9% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 146. This decrease was impacted by the limited number of sales.

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