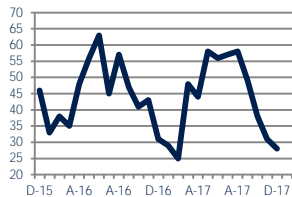




Zip Code(s): 22701

Units Sold

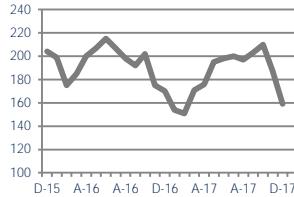
28



Down -10%
Vs. Year Ago

Active Inventory

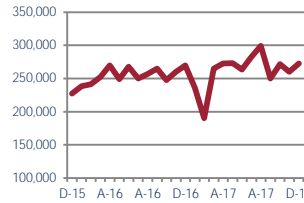
159



Down -6%
Vs. Year Ago

Median Sale Price

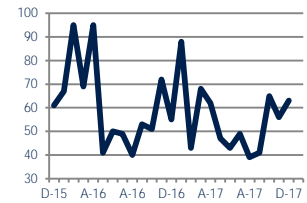
\$272,500



Up 1%
Vs. Year Ago

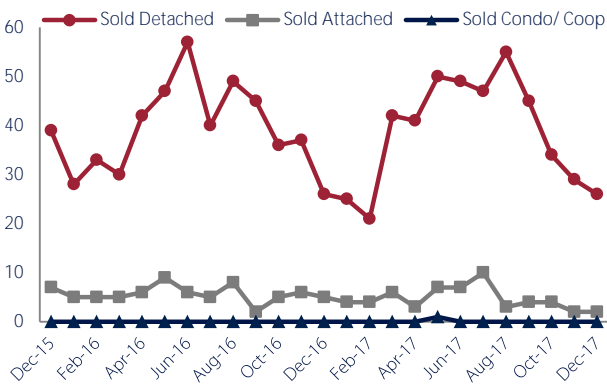
Days On Market

63



Up 15%
Vs. Year Ago

Units Sold*



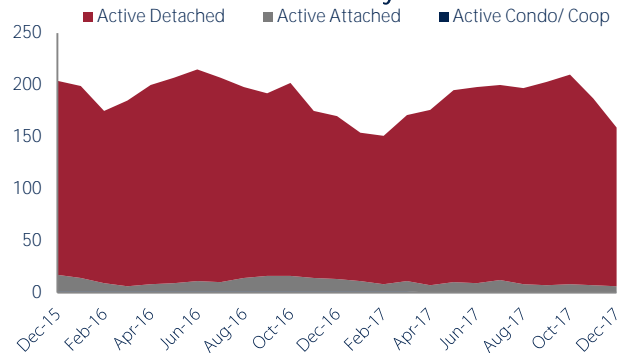
Units Sold

There was a decrease in total units sold in December, with 28 sold this month in Town of Culpeper versus 31 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 10% versus December 2016.

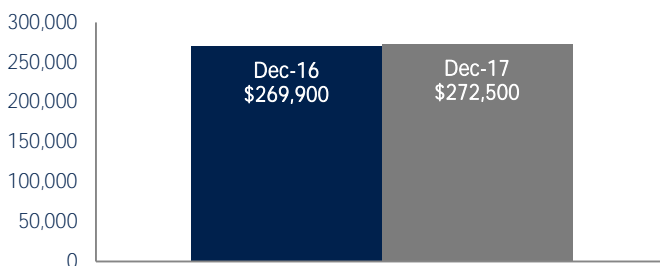
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 6%. The total number of active inventory this December was 159 compared to 170 in December 2016. This month's total of 159 is lower than the previous month's total supply of available inventory of 187, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Town of Culpeper Homes was \$269,900. This December, the median sale price was \$272,500, an increase of 1% or \$2,600 compared to last year. The current median sold price is 5% higher 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.

Town of Culpeper are defined as properties listed in zip code/s 22701.

*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.

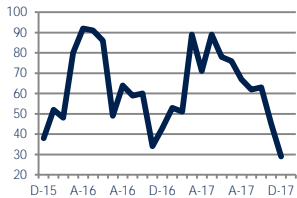
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 22701

New Listings

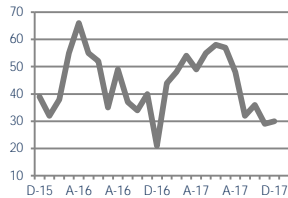
29



Down -33%
Vs. Year Ago

Current Contracts

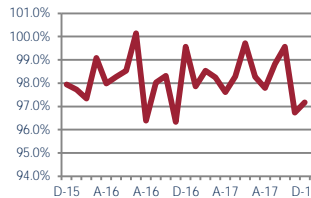
30



Up 43%
Vs. Year Ago

Sold Vs. List Price

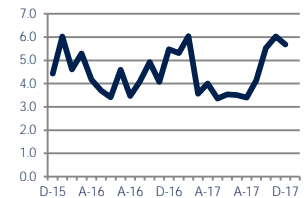
97.2%



Down -2.4%
Vs. Year Ago

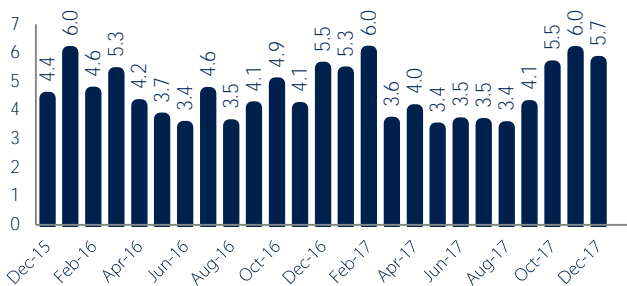
Months of Supply

5.7



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

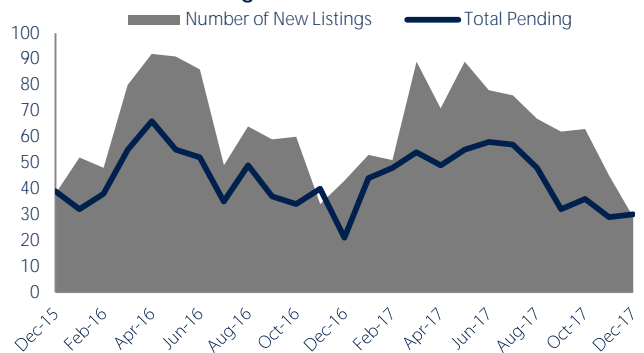
In December, there was 5.7 months of supply available in Town of Culpeper, compared to 5.5 in December 2016. That is an increase of 4% versus a year ago.

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.

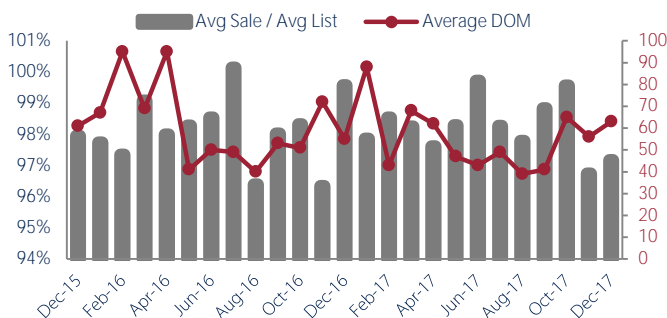
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Town of Culpeper compared to 43 in December 2016, a decrease of 33%. There were 30 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 43% 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 Town of Culpeper was 97.2% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 55, an increase of 15%.



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