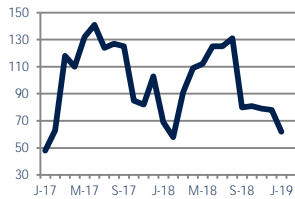


Zip Code(s): 23112

### Units Sold

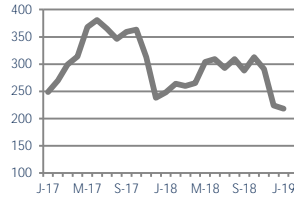
62



Down -10%  
Vs. Year Ago

### Active Inventory

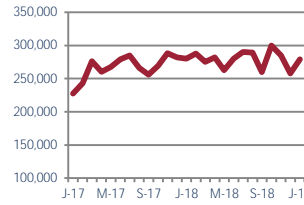
218



Down -12%  
Vs. Year Ago

### Median Sale Price

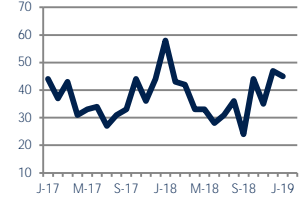
\$279,000



No Change  
Vs. Year Ago

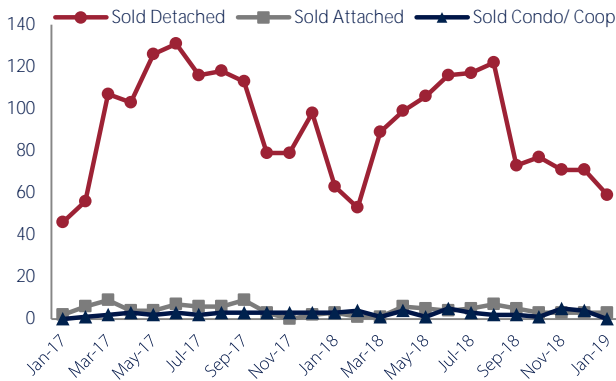
### Days On Market

45



Down -22%  
Vs. Year Ago

### Units Sold\*



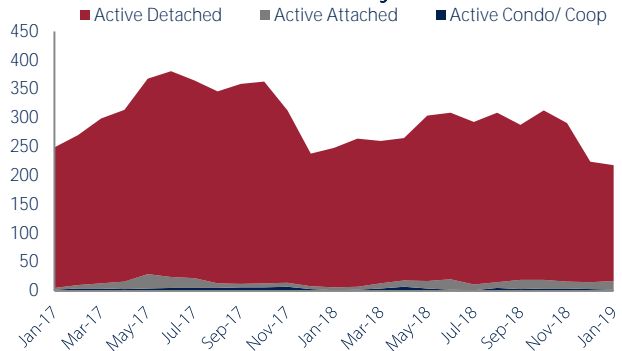
### Units Sold

There was a decrease in total units sold in January, with 62 sold this month in Woodlake and Brandermill versus 78 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 10% versus January 2018.

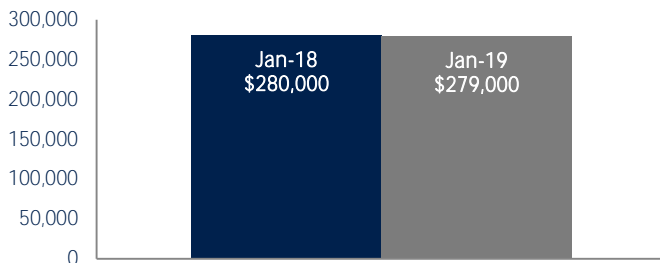
### Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 12%. The total number of active inventory this January was 218 compared to 248 in January 2018. This month's total of 218 is lower than the previous month's total supply of available inventory of 224, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Woodlake and Brandermill Homes was \$280,000. This January, the median sale price was \$279,000, which is similar compared to a year ago. The current median sold price is 8% lower than in December.

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

Woodlake and Brandermill are defined as properties listed in zip code/s 23112.

\*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.

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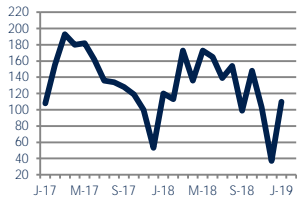
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 23112

**New Listings**

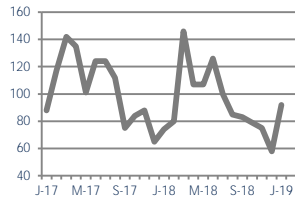
110



Down -8%  
Vs. Year Ago

**Current Contracts**

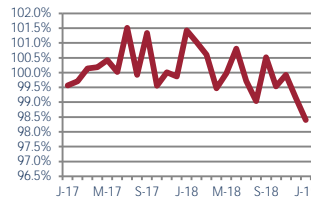
92



Up 24%  
Vs. Year Ago

**Sold Vs. List Price**

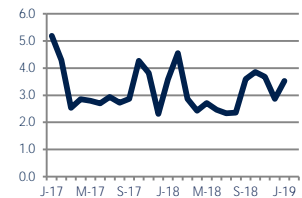
98.4%



Down -3%  
Vs. Year Ago

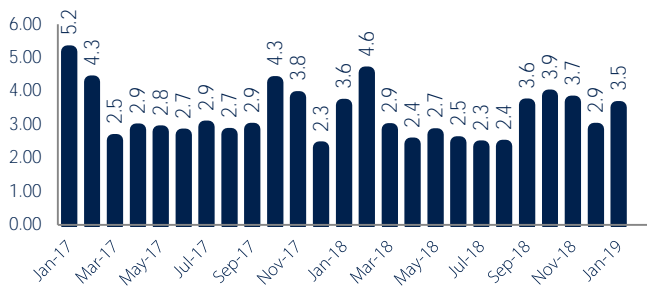
**Months of Supply**

3.5



No Change  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

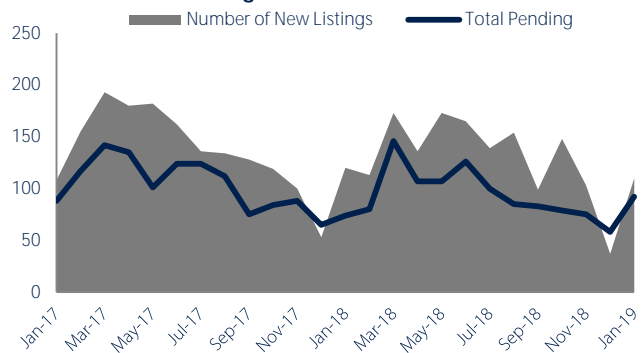
In January, there was 3.5 months of supply available in Woodlake and Brandermill. The amount of supply is similar compared to a year ago.

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.

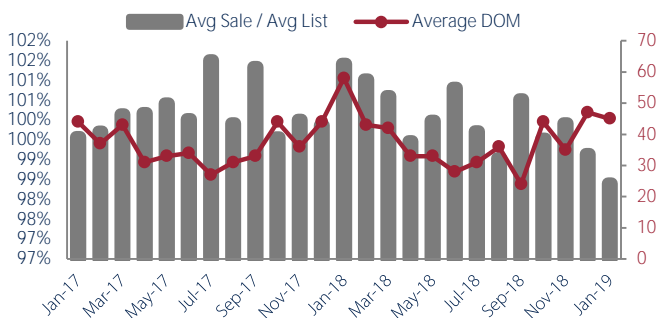
**New Listings & Current Contracts**

This month there were 110 homes newly listed for sale in Woodlake and Brandermill compared to 120 in January 2018, a decrease of 8%. There were 92 current contracts pending sale this January compared to 74 a year ago. The number of current contracts is 24% higher than last January.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In January, the average sale price in Woodlake and Brandermill was 98.4% of the average list price, which is 3.0% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 45, lower than the average last year, which was 58, a decrease of 22%.



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