



The Long & Foster Market Minute™

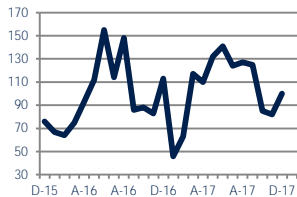
Focus On: Woodlake and Brandermill Housing Market

December 2017

Zip Code(s): 23112

Units Sold

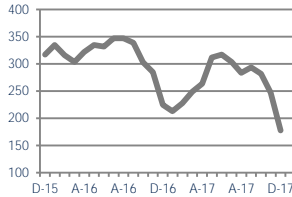
100



Down -12%
Vs. Year Ago

Active Inventory

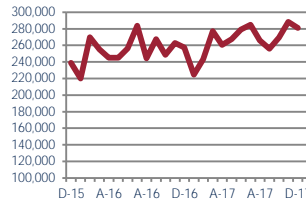
178



Down -21%
Vs. Year Ago

Median Sale Price

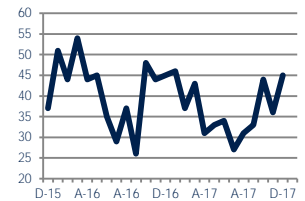
\$281,000



Up 9%
Vs. Year Ago

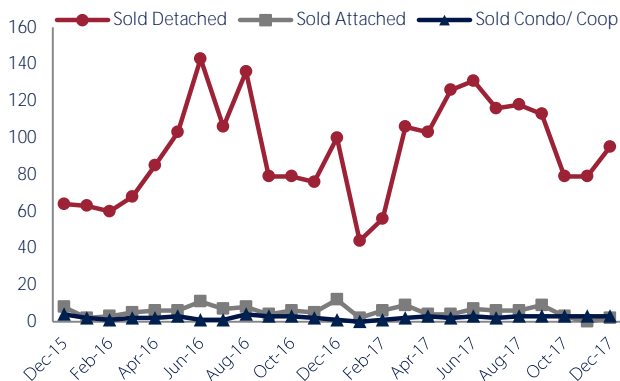
Days On Market

45



No Change
Vs. Year Ago

Units Sold*



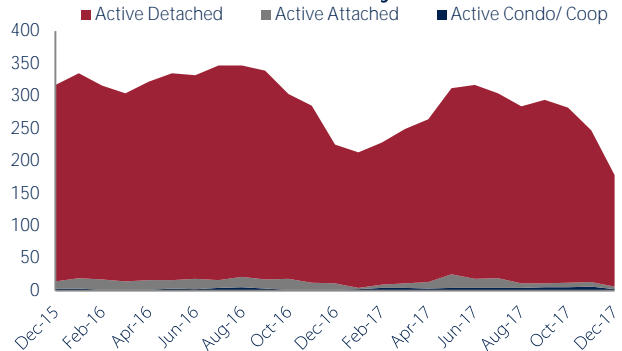
Units Sold

There was an increase in total units sold in December, with 100 sold this month in Woodlake and Brandermill versus 82 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 12% versus December 2016.

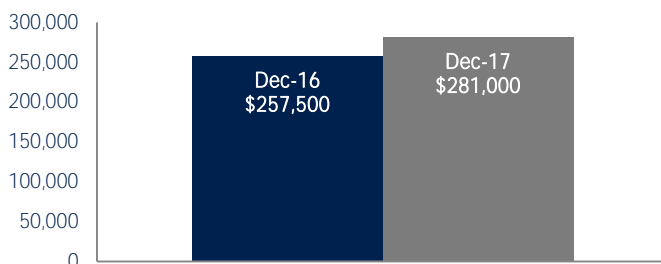
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 21%. The total number of active inventory this December was 178 compared to 225 in December 2016. This month's total of 178 is lower than the previous month's total supply of available inventory of 247, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Woodlake and Brandermill Homes was \$257,500. This December, the median sale price was \$281,000, an increase of 9% or \$23,500 compared to last year. The current median sold price is 3% lower 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.

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.

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.



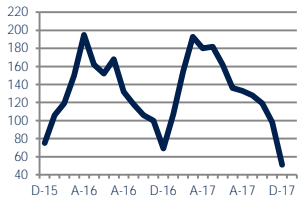
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 23112

New Listings

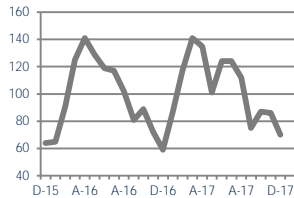
51



Down -26%
Vs. Year Ago

Current Contracts

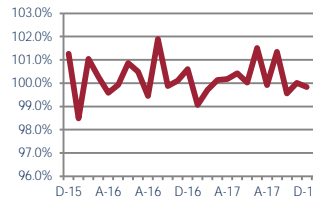
70



Up 19%
Vs. Year Ago

Sold Vs. List Price

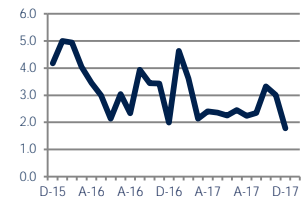
99.8%



Down -0.8%
Vs. Year Ago

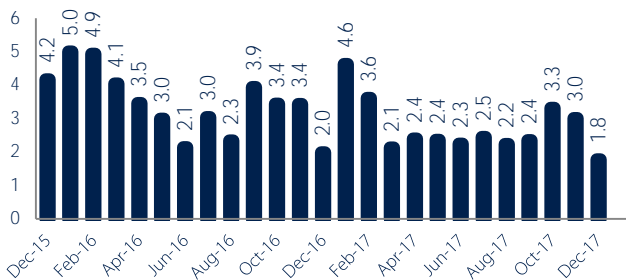
Months of Supply

1.8



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

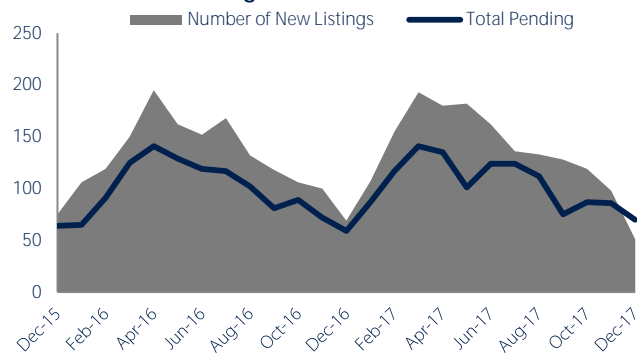
In December, there was 1.8 months of supply available in Woodlake and Brandermill, compared to 2.0 in December 2016. That is a decrease of 11% versus a year ago.

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.

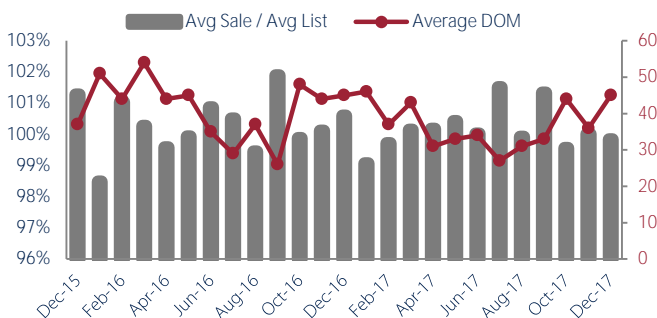
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Woodlake and Brandermill compared to 69 in December 2016, a decrease of 26%. There were 70 current contracts pending sale this December compared to 59 a year ago. The number of current contracts is 19% 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 Woodlake and Brandermill was 99.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, which is similar compared to a year ago.



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