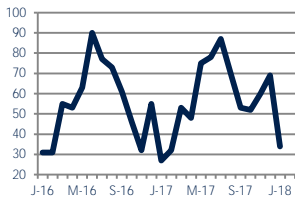




Zip Code(s): 23059

Units Sold

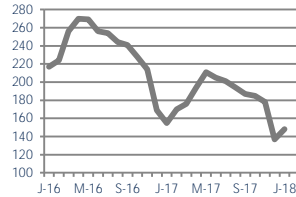
34



Up  
Vs. Year Ago

Active Inventory

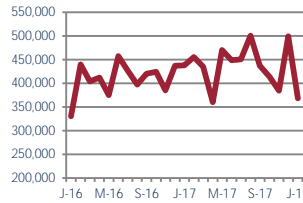
148



Down -5%  
Vs. Year Ago

Median Sale Price

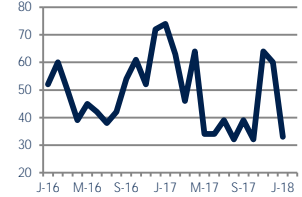
\$367,750



Down  
Vs. Year Ago

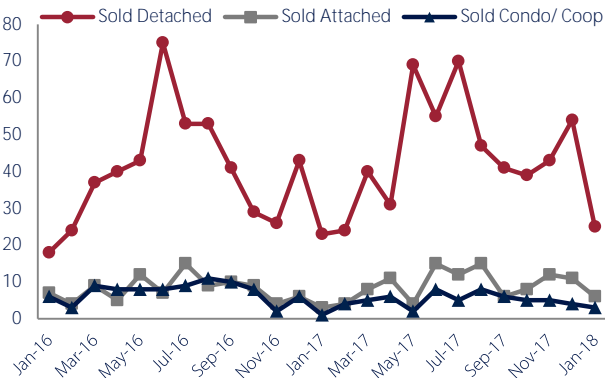
Days On Market

33



Down  
Vs. Year Ago

Units Sold\*



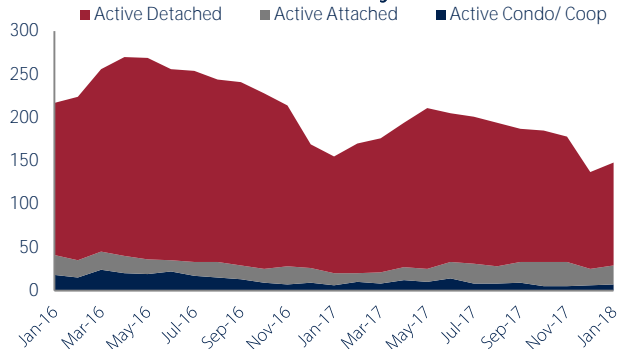
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 34 sold this month in Wyndham. This month's total units sold was higher than at this time last year, an increase from January 2017.

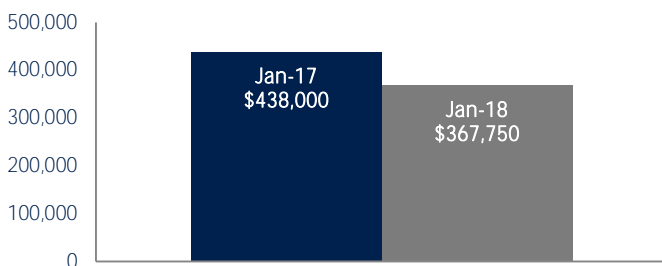
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 5%. The total number of active inventory this January was 148 compared to 155 in January 2017. This month's total of 148 is higher than the previous month's total supply of available inventory of 137, an increase of 8%.

Active Inventory\*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Wyndham Homes was \$438,000. This January, the median sale price was \$367,750, a decrease of \$70,250 compared to last year. The current median sold price is 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.



Wyndham are defined as properties listed in zip code/s 23059.

\*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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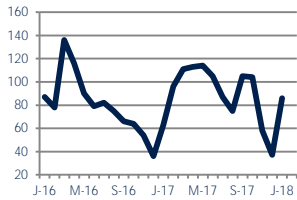
## Focus On: Wyndham Housing Market

January 2018

Zip Code(s): 23059

### New Listings

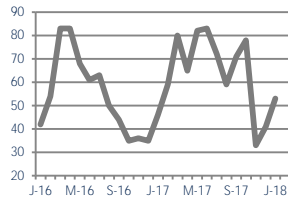
86



Up 37%  
Vs. Year Ago

### Current Contracts

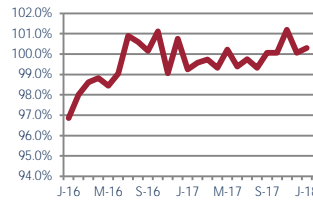
53



Up 15%  
Vs. Year Ago

### Sold Vs. List Price

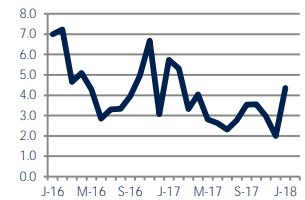
100.3%



Up 1.1%  
Vs. Year Ago

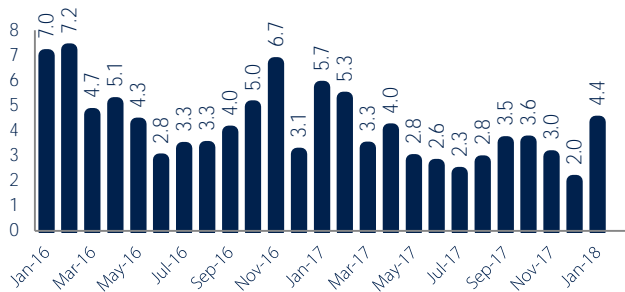
### Months of Supply

4.4



Down -24%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

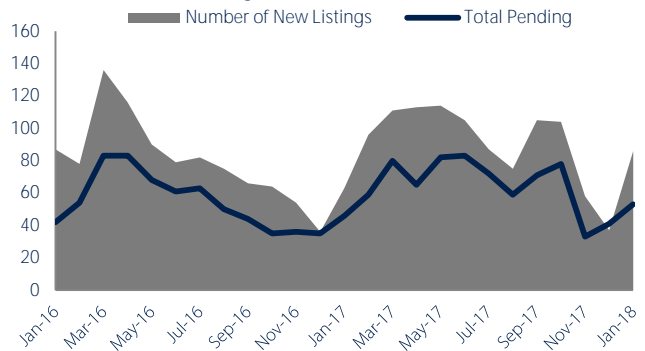
In January, there was 4.4 months of supply available in Wyndham, compared to 5.7 in January 2017. That is a decrease of 24% versus a year ago.

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.

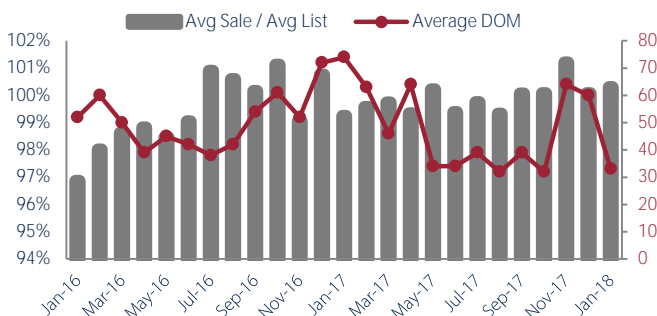
### New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Wyndham compared to 63 in January 2017, an increase of 37%. There were 53 current contracts pending sale this January compared to 46 a year ago. The number of current contracts is 15% 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 Wyndham was 100.3% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 74. This decrease was impacted by the limited number of sales.



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