

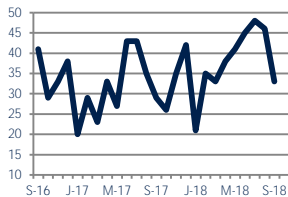
Focus On: Inwood and Bunker Hill Housing Market

September 2018

Zip Code(s): 25428 and 25413

Units Sold

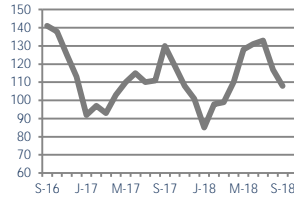
33



Up 14%
Vs. Year Ago

Active Inventory

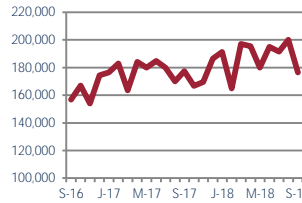
108



Down -17%
Vs. Year Ago

Median Sale Price

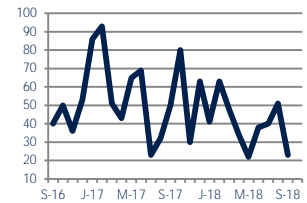
\$176,500



Down -1%
Vs. Year Ago

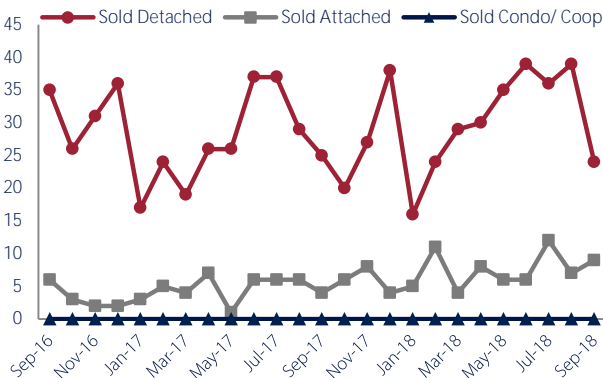
Days On Market

23



Down
Vs. Year Ago

Units Sold*



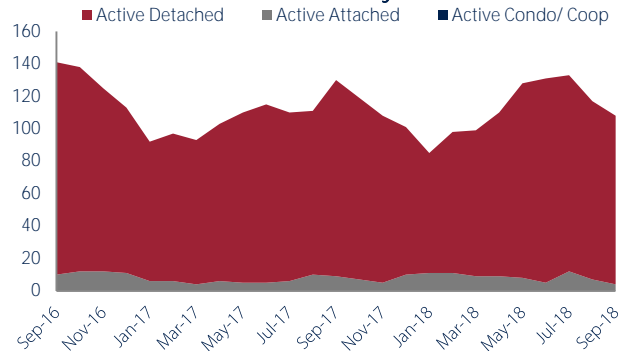
Units Sold

There was a decrease in total units sold in September, with 33 sold this month in Inwood and Bunker Hill versus 46 last month, a decrease of 28%. This month's total units sold was higher than at this time last year, an increase of 14% versus September 2017.

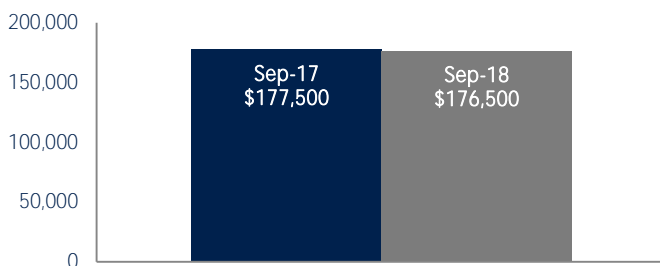
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 17%. The total number of active inventory this September was 108 compared to 130 in September 2017. This month's total of 108 is lower than the previous month's total supply of available inventory of 117, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Inwood and Bunker Hill Homes was \$177,500. This September, the median sale price was \$176,500, a decrease of 1% or \$1,000 compared to last year. The current median sold price is 12% lower than in August.

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

Inwood and Bunker Hill are defined as properties listed in zip code/s 25428 and 25413.

*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.



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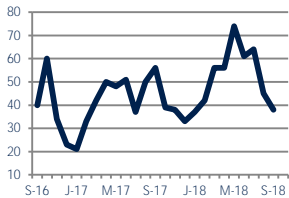
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September 2018

Zip Code(s): 25428 and 25413

New Listings

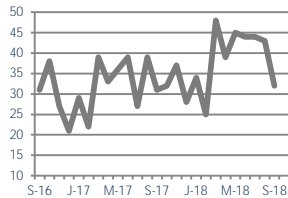
38



Down -32%
Vs. Year Ago

Current Contracts

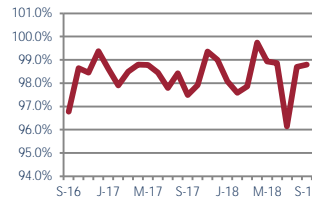
32



Up 3%
Vs. Year Ago

Sold Vs. List Price

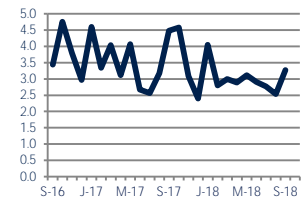
98.8%



Up 1.3%
Vs. Year Ago

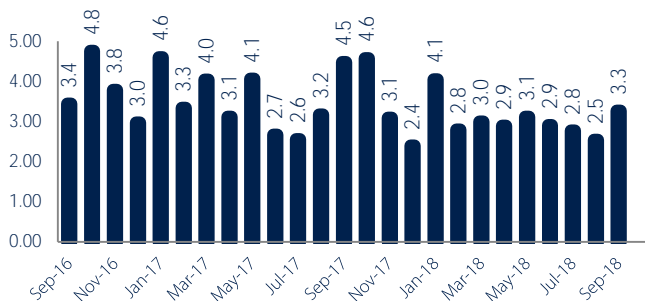
Months of Supply

3.3



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.3 months of supply available in Inwood and Bunker Hill, compared to 4.5 in September 2017. That is a decrease of 27% versus a year ago.

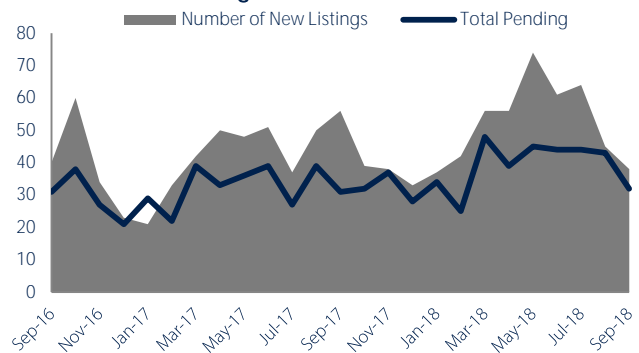
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

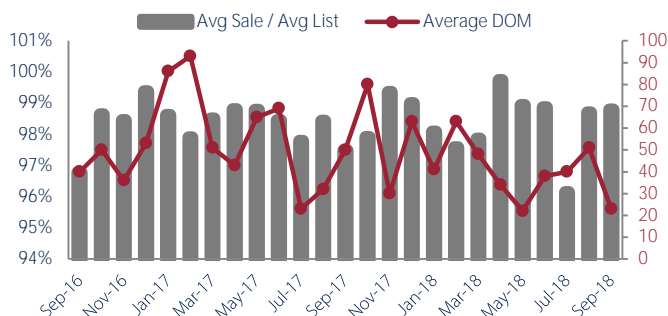
This month there were 38 homes newly listed for sale in Inwood and Bunker Hill compared to 56 in September 2017, a decrease of 32%.

There were 32 current contracts pending sale this September compared to 31 a year ago. The number of current contracts is 3% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Inwood and Bunker Hill was 98.8% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 50. This decrease was impacted by the limited number of sales.



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