



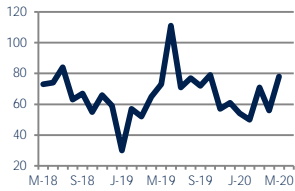
The Long & Foster Market Minute™

Focus On: Lakeside and Dumbarton Housing Market

May 2020

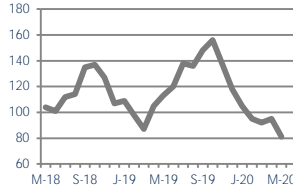
Zip Code(s): 23294, 23228 and 23230

Units Sold
78



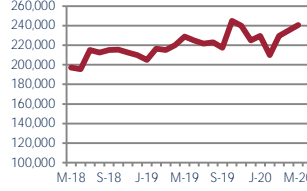
Up 7%
Vs. Year Ago

Active Inventory
81



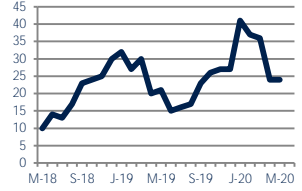
Down -28%
Vs. Year Ago

Median Sale Price
\$240,570



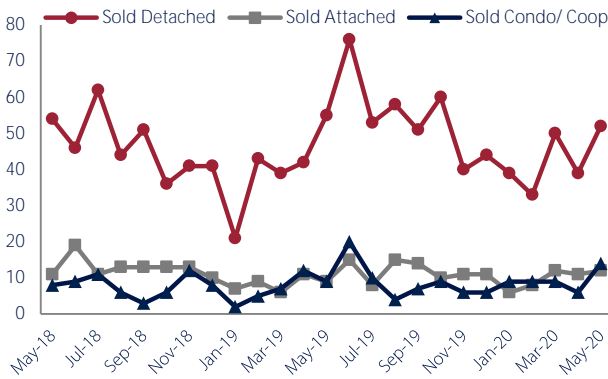
Up 5%
Vs. Year Ago

Days On Market
24



Up 14%
Vs. Year Ago

Units Sold*



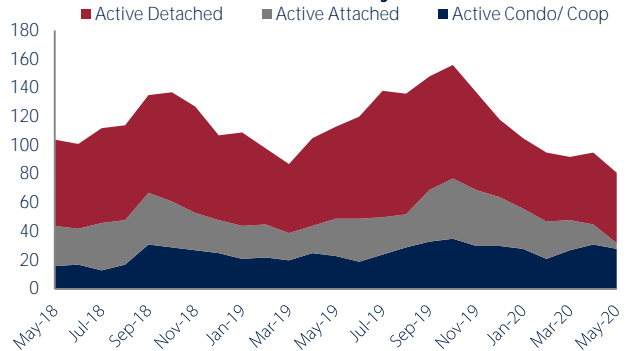
Units Sold

There was an increase in total units sold in May, with 78 sold this month in Lakeside and Dumbarton. This month's total units sold was higher than at this time last year.

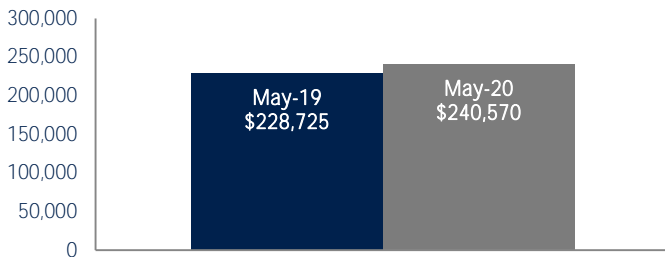
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 28%. The total number of active inventory this May was 81 compared to 113 in May 2019. This month's total of 81 is lower than the previous month's total supply of available inventory of 95, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Lakeside and Dumbarton Homes was \$228,725. This May, the median sale price was \$240,570, an increase of 5% or \$11,845 compared to last year. The current median sold price is 2% higher than in April.

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



Lakeside and Dumbarton are defined as properties listed in zip code/s 23294, 23228 and 23230.

*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.



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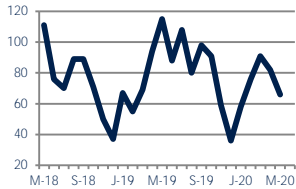
Focus On: Lakeside and Dumbarton Housing Market

May 2020

Zip Code(s): 23294, 23228 and 23230

New Listings

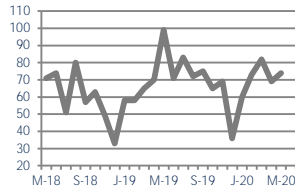
66



Down -43%
Vs. Year Ago

Current Contracts

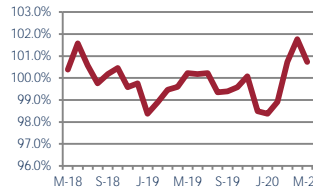
74



Down -25%
Vs. Year Ago

Sold Vs. List Price

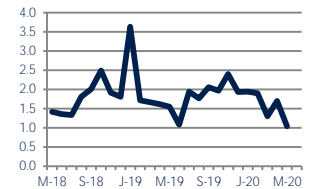
100.7%



Up 0.5%
Vs. Year Ago

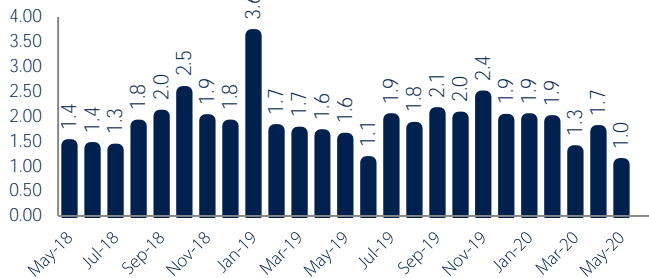
Months of Supply

1.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

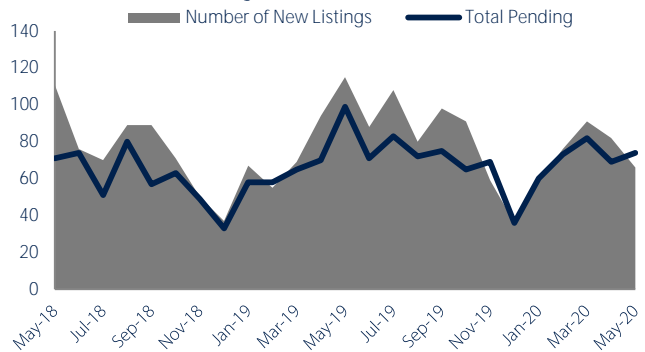
In May, there was 1.0 months of supply available in Lakeside and Dumbarton, compared to 1.5 in May 2019. That is a decrease of 33% versus a year ago.

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.

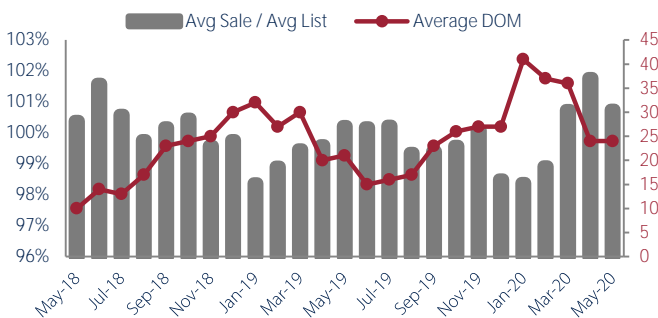
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Lakeside and Dumbarton compared to 115 in May 2019, a decrease of 43%. There were 74 current contracts pending sale this May compared to 99 a year ago. The number of current contracts is 25% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Lakeside and Dumbarton was 100.7% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 21, an increase of 14%.



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