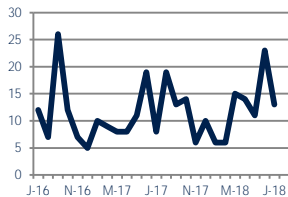


Units Sold

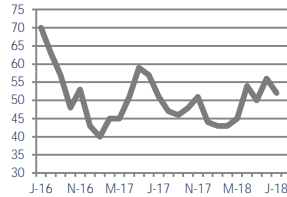
13



Up
Vs. Year Ago

Active Inventory

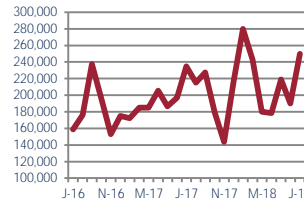
52



Up 2%
Vs. Year Ago

Median Sale Price

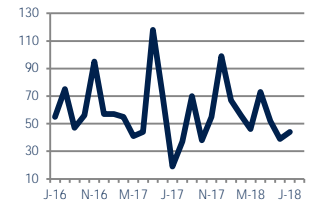
\$249,900



Up
Vs. Year Ago

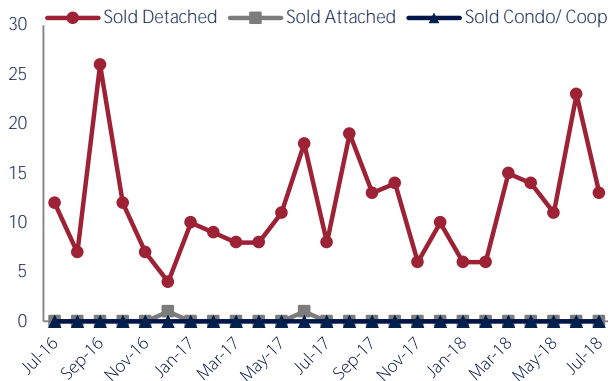
Days On Market

44



Up
Vs. Year Ago

Units Sold*



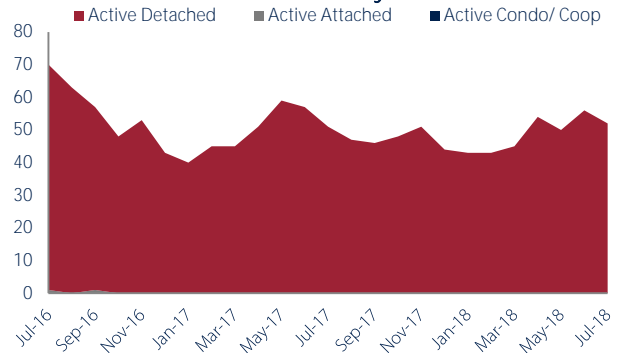
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 13 sold this month in Amelia County. This month's total units sold was higher than at this time last year, an increase from July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this July was 52 compared to 51 in July 2017. This month's total of 52 is lower than the previous month's total supply of available inventory of 56, a decrease of 7%.

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 July, the median sale price for Amelia County Homes was \$234,950. This July, the median sale price was \$249,900, an increase of \$14,950 compared to last year. The current median sold price is higher than in June.

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

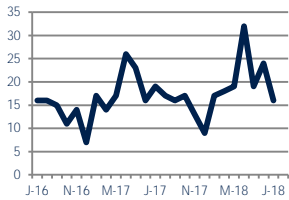


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.



New Listings

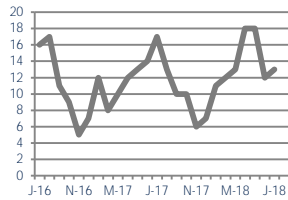
16



Down -16%
Vs. Year Ago

Current Contracts

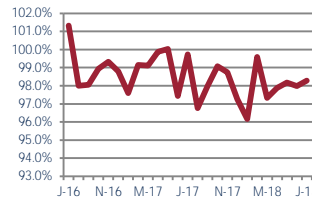
13



Down -24%
Vs. Year Ago

Sold Vs. List Price

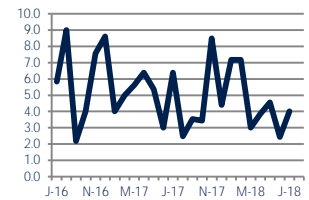
98.3%



Down -1.5%
Vs. Year Ago

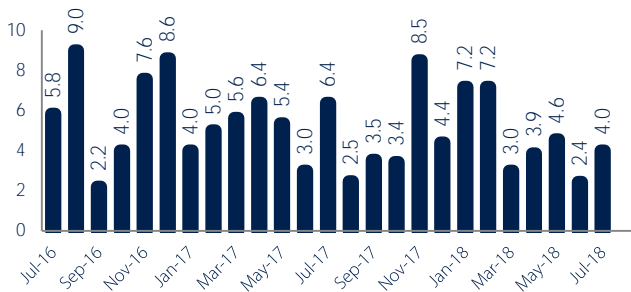
Months of Supply

4.0



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

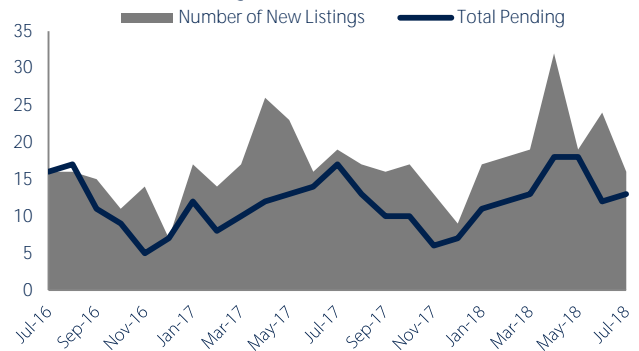
In July, there was 4.0 months of supply available in Amelia County, compared to 6.4 in July 2017. That is a decrease of 37% versus a year ago.

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.

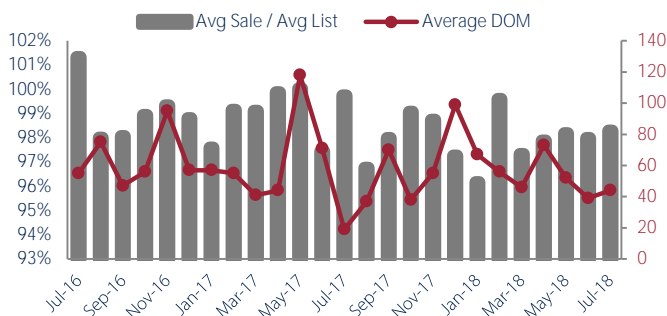
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Amelia County compared to 19 in July 2017, a decrease of 16%. There were 13 current contracts pending sale this July compared to 17 a year ago. The number of current contracts is 24% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Amelia County was 98.3% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.



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