Focus On: Amelia County Housing Market

October 2018

<table>
<thead>
<tr>
<th>Units Sold</th>
<th>Active Inventory</th>
<th>Median Sale Price</th>
<th>Days On Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>48</td>
<td>$171,000</td>
<td>49</td>
</tr>
</tbody>
</table>

Down -29% Vs. Year Ago
Down -8% Vs. Year Ago
Down -4% Vs. Year Ago
Up 29% Vs. Year Ago

There was an increase in total units sold in October, with 10 sold this month in Amelia County versus 8 last month, an increase of 25%. This month’s total units sold was lower than at this time last year, a decrease of 29% versus October 2017.

Versus last year, the total number of homes available this month is lower by 4 units or 8%. The total number of active inventory this October was 48 compared to 52 in October 2017. This month’s total of 48 is lower than the previous month’s total supply of available inventory of 49, a decrease of 2%.

Last October, the median sale price for Amelia County Homes was $178,975. This October, the median sale price was $171,000, a decrease of 4% or $7,975 compared to last year. The current median sold price is 22% lower than in September.

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.

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**New Listings**
- 19

**Current Contracts**
- 10

**Sold Vs. List Price**
- 98.0%

**Months of Supply**
- 4.8

**New Listings & Current Contracts**
This month there were 19 homes newly listed for sale in Amelia County compared to 17 in October 2017, an increase of 12%. There were 10 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 17% lower than last month.

**Sale Price to List Price Ratio**
In October, the average sale price in Amelia County was 98.0% of the average list price, which is 1.0% lower than at this time last year.

**Days On Market**
This month, the average number of days on market was 49, higher than the average last year, which was 38, an increase of 29%.

**Months of Supply**
In October, there was 4.8 months of supply available in Amelia County, compared to 3.7 in October 2017. That is an increase of 29% 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.

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