



# The Long & Foster Market Minute™

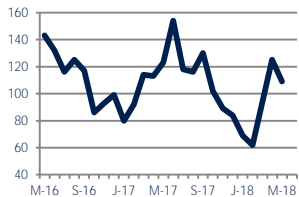
Focus On: Campbells Landing, Munden, and Vine Housing Market

May 2018

Zip Code(s): 23456 and 23457

## Units Sold

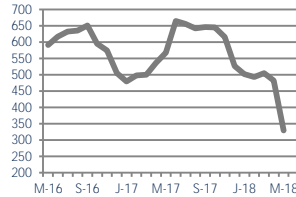
109



Down -11%  
Vs. Year Ago

## Active Inventory

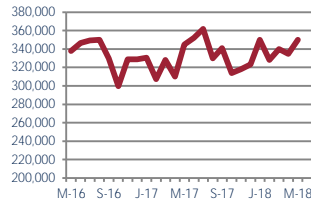
330



Down -42%  
Vs. Year Ago

## Median Sale Price

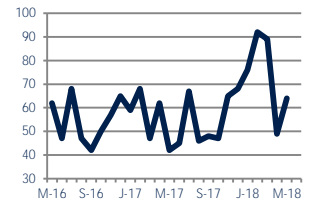
\$350,000



Up 1%  
Vs. Year Ago

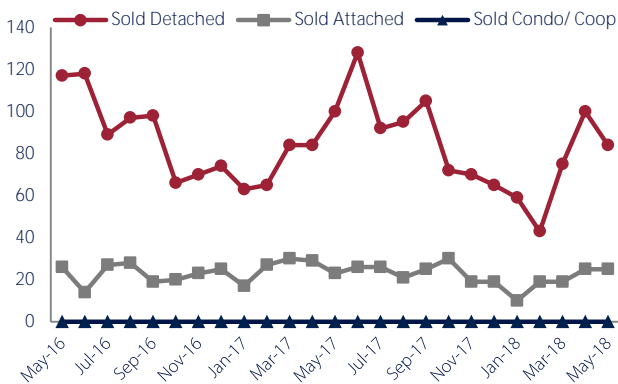
## Days On Market

64



Up 52%  
Vs. Year Ago

## Units Sold\*



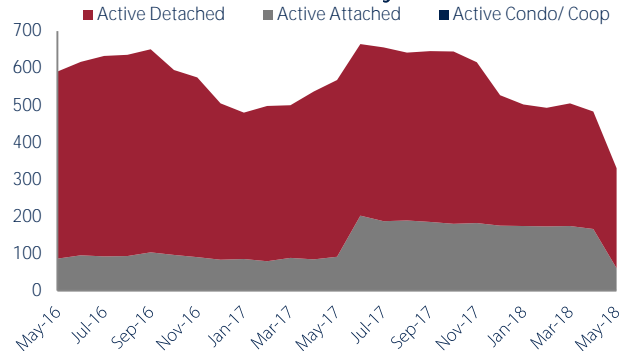
## Units Sold

There was a decrease in total units sold in May, with 109 sold this month in Campbells Landing, Munden, and Vine versus 125 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 11% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 238 units or 42%. The total number of active inventory this May was 330 compared to 568 in May 2017. This month's total of 330 is lower than the previous month's total supply of available inventory of 483, a decrease of 32%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Campbells Landing, Munden, and Vine Homes was \$345,000. This May, the median sale price was \$350,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 5% 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.

Campbells Landing, Munden, and Vine are defined as properties listed in zip code/s 23456 and 23457.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

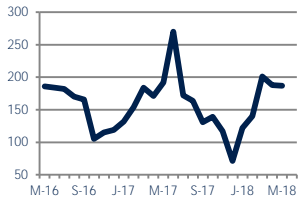




Zip Code(s): 23456 and 23457

### New Listings

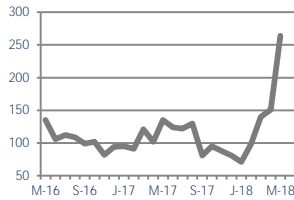
187



Down -3%  
Vs. Year Ago

### Current Contracts

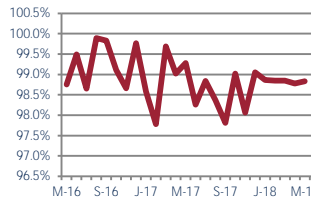
264



Up 96%  
Vs. Year Ago

### Sold Vs. List Price

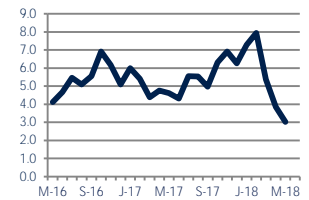
98.8%



No Change  
Vs. Year Ago

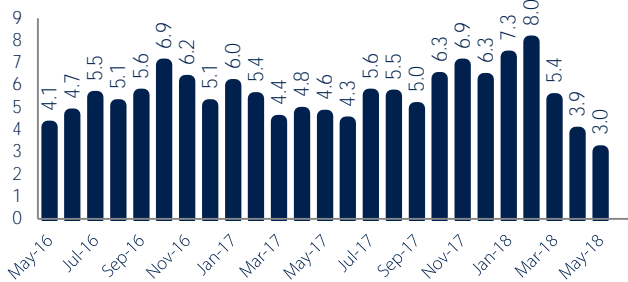
### Months of Supply

3.0



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

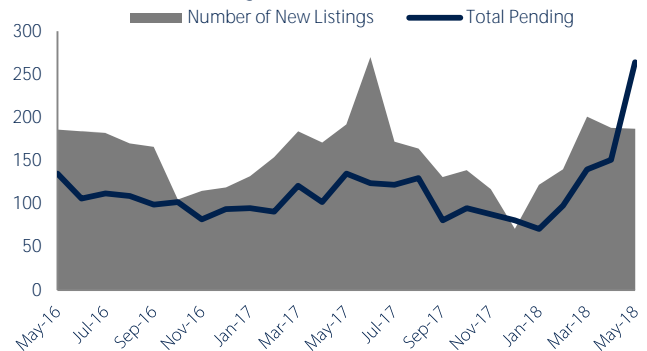
In May, there was 3.0 months of supply available in Campbells Landing, Munden, and Vine, compared to 4.6 in May 2017. That is a decrease of 34% versus a year ago.

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.

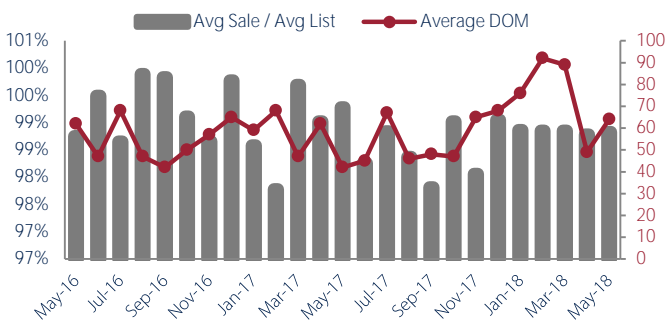
### New Listings & Current Contracts

This month there were 187 homes newly listed for sale in Campbells Landing, Munden, and Vine compared to 192 in May 2017, a decrease of 3%. There were 264 current contracts pending sale this May compared to 135 a year ago. The number of current contracts is 96% higher 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 Campbells Landing, Munden, and Vine was 98.8% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 42, an increase of 52%.



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