



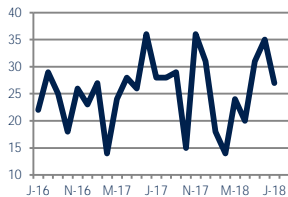
Focus On: Chamberlayne Housing Market

July 2018

Zip Code(s): 23227

Units Sold

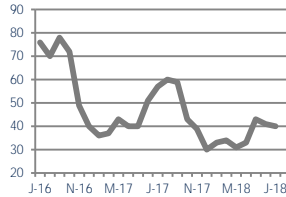
27



Down -4%
Vs. Year Ago

Active Inventory

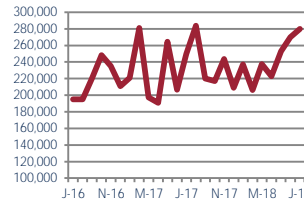
40



Down -30%
Vs. Year Ago

Median Sale Price

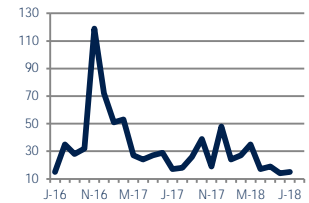
\$280,000



Up 12%
Vs. Year Ago

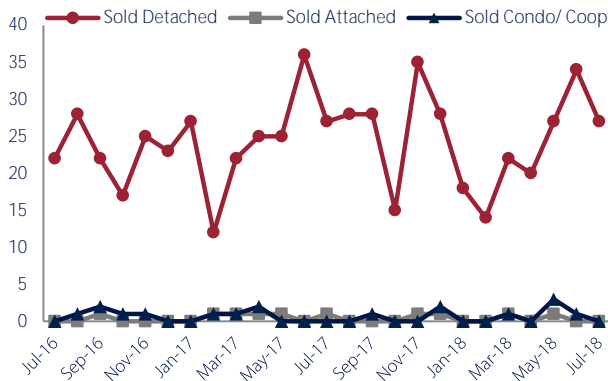
Days On Market

15



Down -12%
Vs. Year Ago

Units Sold*



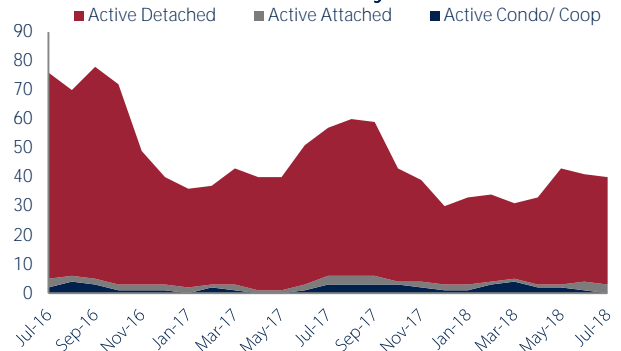
Units Sold

There was a decrease in total units sold in July, with 27 sold this month in Chamberlayne versus 35 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 4% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 30%. The total number of active inventory this July was 40 compared to 57 in July 2017. This month's total of 40 is lower than the previous month's total supply of available inventory of 41, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chamberlayne Homes was \$250,000. This July, the median sale price was \$280,000, an increase of 12% or \$30,000 compared to last year. The current median sold price is 4% 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.

Chamberlayne are defined as properties listed in zip code/s 23227.

*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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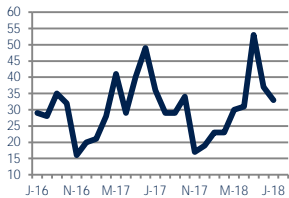
Focus On: Chamberlayne Housing Market

July 2018

Zip Code(s): 23227

New Listings

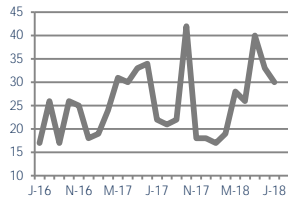
33



Down -8%
Vs. Year Ago

Current Contracts

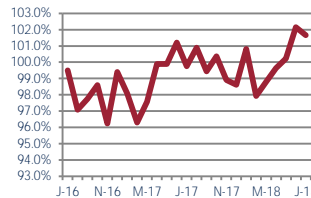
30



Up 36%
Vs. Year Ago

Sold Vs. List Price

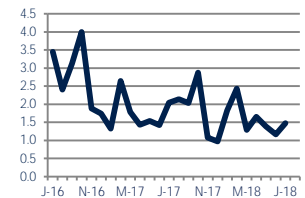
101.7%



Up 1.9%
Vs. Year Ago

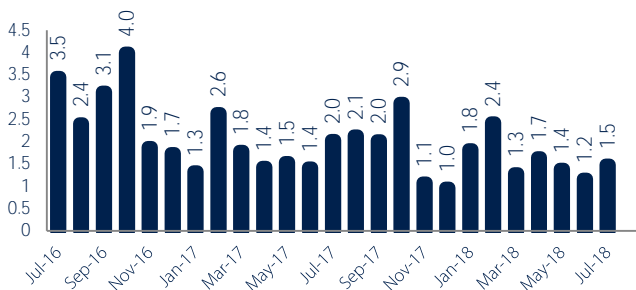
Months of Supply

1.5



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

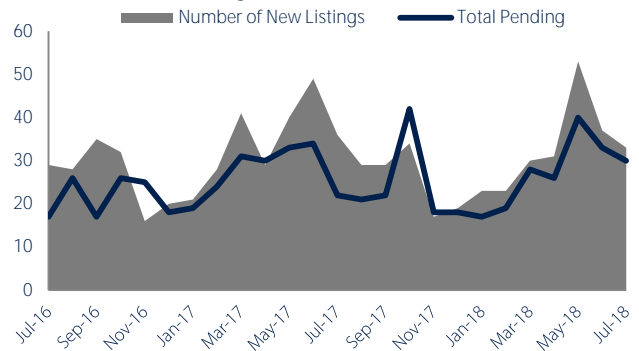
In July, there was 1.5 months of supply available in Chamberlayne, compared to 2.0 in July 2017. That is a decrease of 27% versus a year ago.

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.

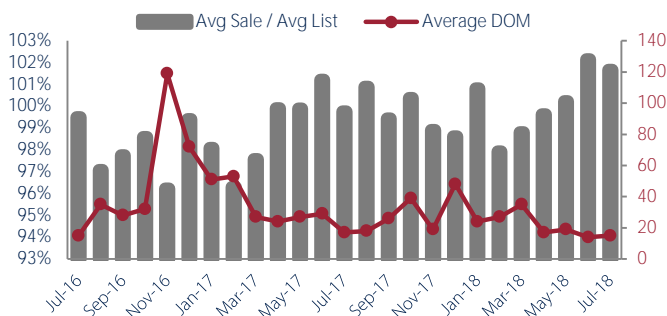
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Chamberlayne compared to 36 in July 2017, a decrease of 8%. There were 30 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 36% higher 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 Chamberlayne was 101.7% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 17, a decrease of 12%.



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