

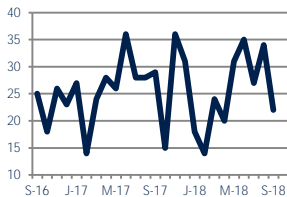
Focus On: Chamberlayne Housing Market

September 2018

Zip Code(s): 23227

Units Sold

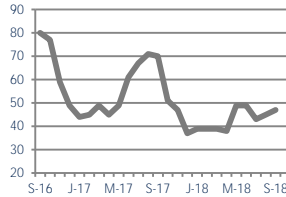
22



Down
Vs. Year Ago

Active Inventory

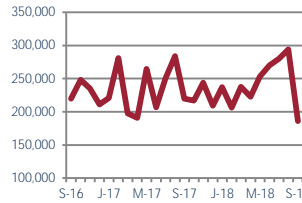
47



Down -33%
Vs. Year Ago

Median Sale Price

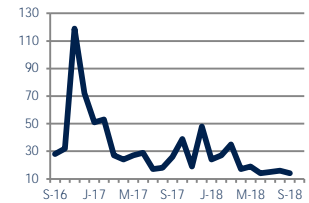
\$186,000



Down
Vs. Year Ago

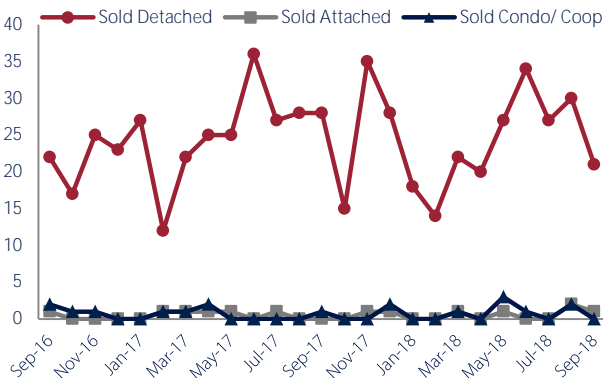
Days On Market

14



Down -46%
Vs. Year Ago

Units Sold*



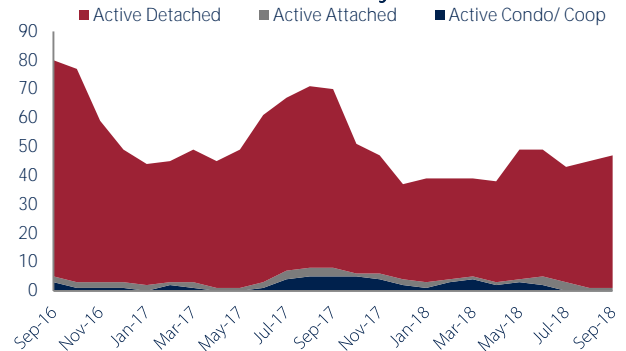
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 22 sold this month in Chamberlayne. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 33%. The total number of active inventory this September was 47 compared to 70 in September 2017. This month's total of 47 is higher than the previous month's total supply of available inventory of 45, an increase of 4%.

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 September, the median sale price for Chamberlayne Homes was \$220,000. This September, the median sale price was \$186,000, a decrease of \$34,000 compared to last year. The current median sold price is lower than in August.

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.





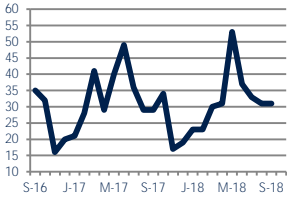
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September 2018

Zip Code(s): 23227

New Listings

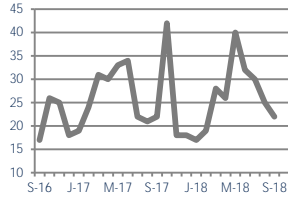
31



Up 7%
Vs. Year Ago

Current Contracts

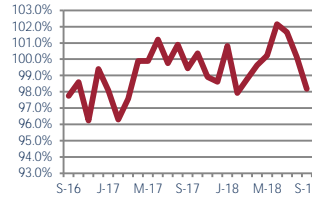
22



No Change
Vs. Year Ago

Sold Vs. List Price

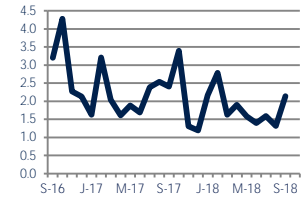
98.2%



Down -1.3%
Vs. Year Ago

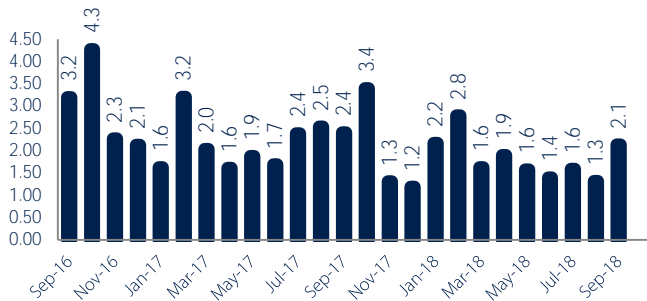
Months of Supply

2.1



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

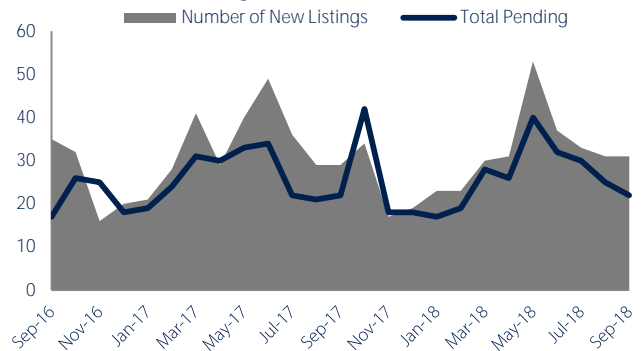
In September, there was 2.1 months of supply available in Chamberlayne, compared to 2.4 in September 2017. That is a decrease of 11% versus a year ago.

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.

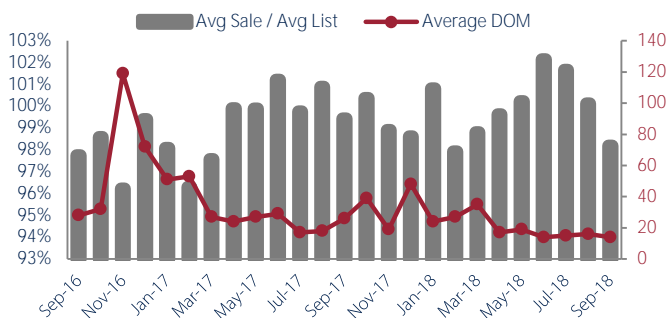
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Chamberlayne compared to 29 in September 2017, an increase of 7%. There were 22 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 12% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chamberlayne was 98.2% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 26, a decrease of 46%.



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