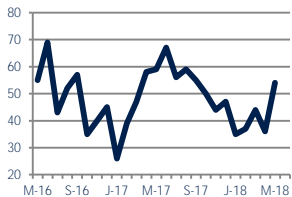




Zip Code(s): 22630

Units Sold

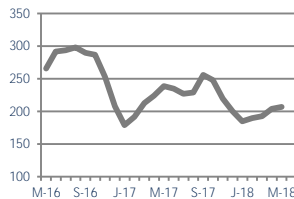
54



Down -8%
Vs. Year Ago

Active Inventory

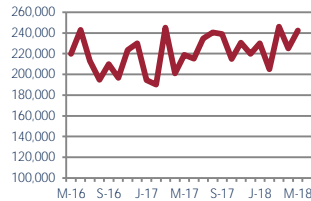
207



Down -13%
Vs. Year Ago

Median Sale Price

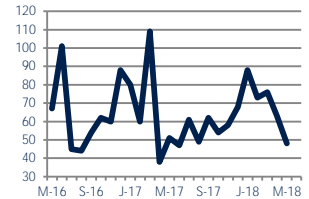
\$242,387



Up 11%
Vs. Year Ago

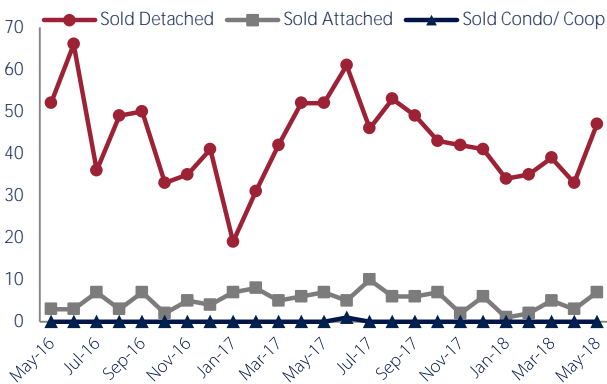
Days On Market

48



Down -6%
Vs. Year Ago

Units Sold*



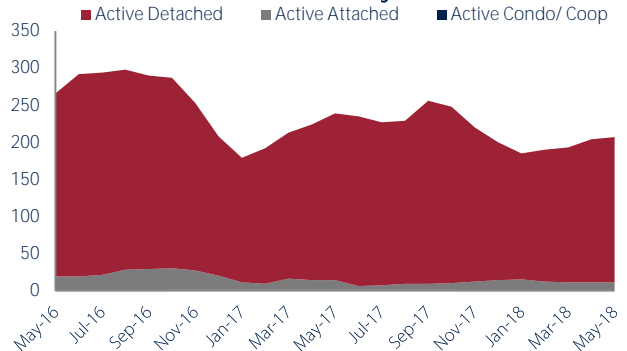
Units Sold

There was an increase in total units sold in May, with 54 sold this month in Front Royal. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 13%. The total number of active inventory this May was 207 compared to 239 in May 2017. This month's total of 207 is higher than the previous month's total supply of available inventory of 204, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Front Royal Homes was \$218,990. This May, the median sale price was \$242,387, an increase of 11% or \$23,397 compared to last year. The current median sold price is 8% 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.



Front Royal are defined as properties listed in zip code/s 22630.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



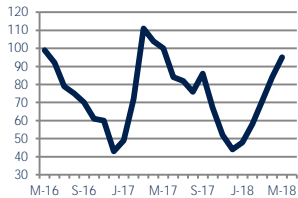
Focus On: Front Royal Housing Market

May 2018

Zip Code(s): 22630

New Listings

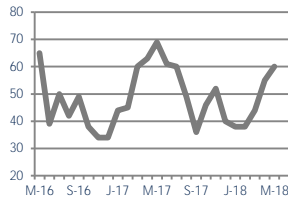
95



Down -5%
Vs. Year Ago

Current Contracts

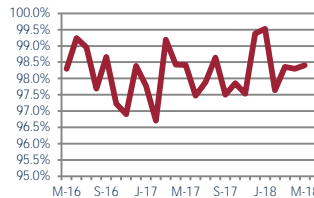
60



Down -13%
Vs. Year Ago

Sold Vs. List Price

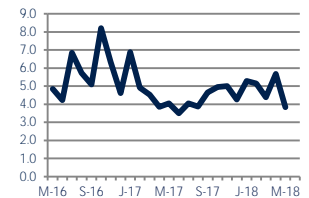
98.4%



No Change
Vs. Year Ago

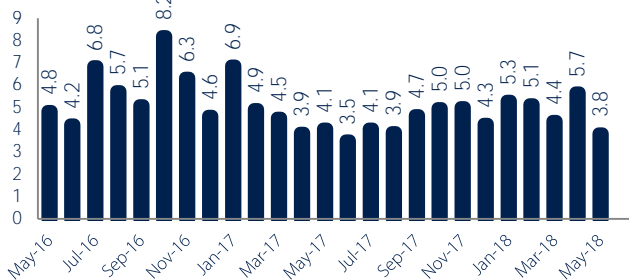
Months of Supply

3.8



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

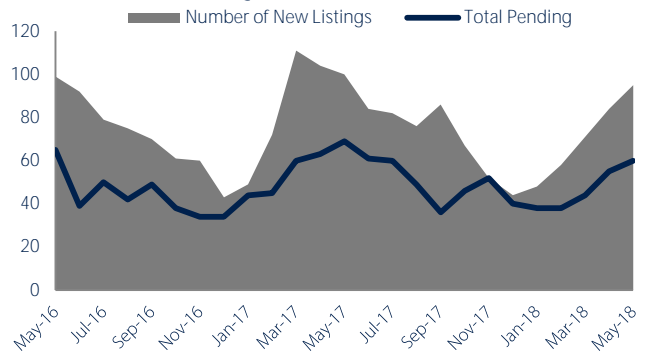
In May, there was 3.8 months of supply available in Front Royal, compared to 4.1 in May 2017. That is a decrease of 5% versus a year ago.

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.

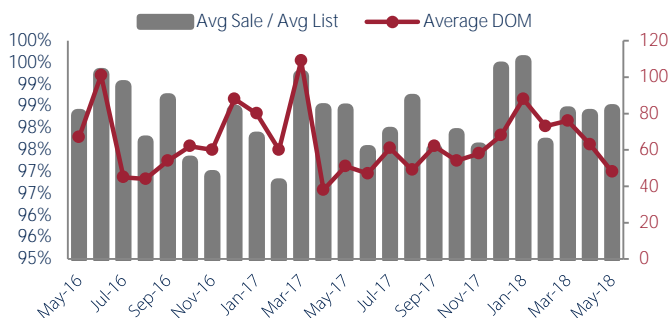
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Front Royal compared to 100 in May 2017, a decrease of 5%. There were 60 current contracts pending sale this May compared to 69 a year ago. The number of current contracts is 13% lower 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 Front Royal was 98.4% 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 48, lower than the average last year, which was 51, a decrease of 6%.



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