



The Long & Foster Market Minute™

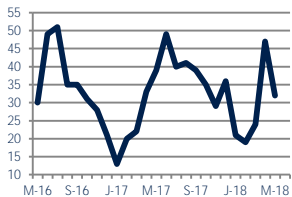
Focus On: Grafton, Seaford, and Yorktown Housing Market

May 2018

Zip Code(s): 23690, 23692 and 23696

Units Sold

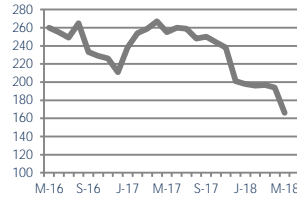
32



Down -18%
Vs. Year Ago

Active Inventory

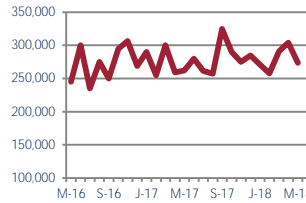
166



Down -35%
Vs. Year Ago

Median Sale Price

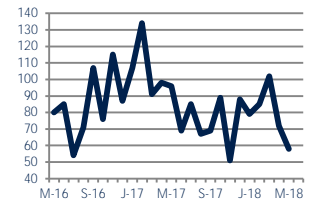
\$273,700



Up 4%
Vs. Year Ago

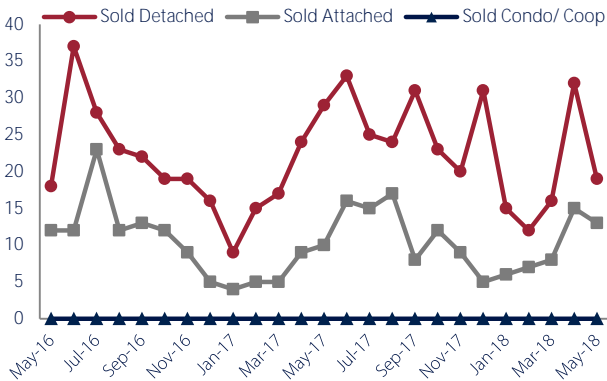
Days On Market

58



Down -40%
Vs. Year Ago

Units Sold*



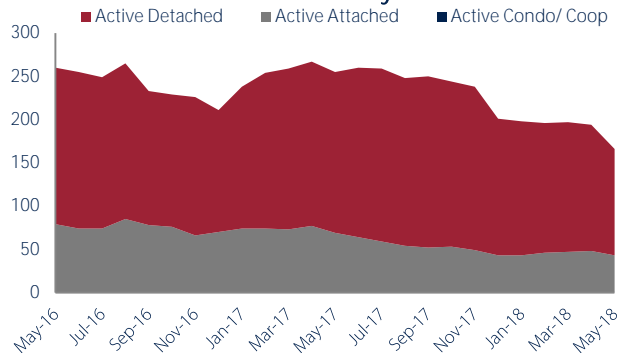
Units Sold

There was a decrease in total units sold in May, with 32 sold this month in Grafton, Seaford, and Yorktown versus 47 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 18% versus May 2017.

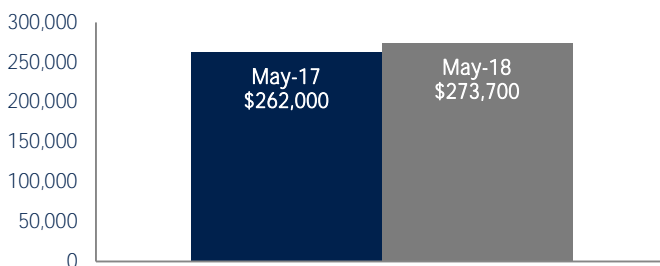
Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 35%. The total number of active inventory this May was 166 compared to 255 in May 2017. This month's total of 166 is lower than the previous month's total supply of available inventory of 194, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Grafton, Seaford, and Yorktown Homes was \$262,000. This May, the median sale price was \$273,700, an increase of 4% or \$11,700 compared to last year. The current median sold price is 10% lower 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.

Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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.



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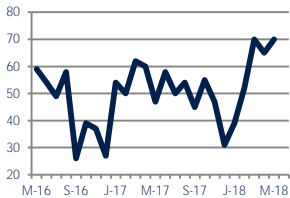
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May 2018

Zip Code(s): 23690, 23692 and 23696

New Listings

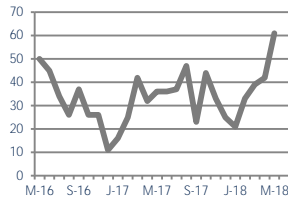
70



Up 49%
Vs. Year Ago

Current Contracts

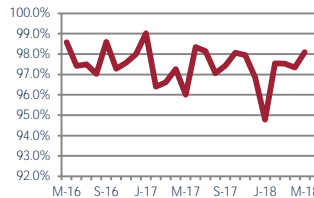
61



Up 69%
Vs. Year Ago

Sold Vs. List Price

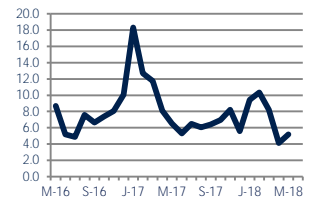
98.1%



Up 2.2%
Vs. Year Ago

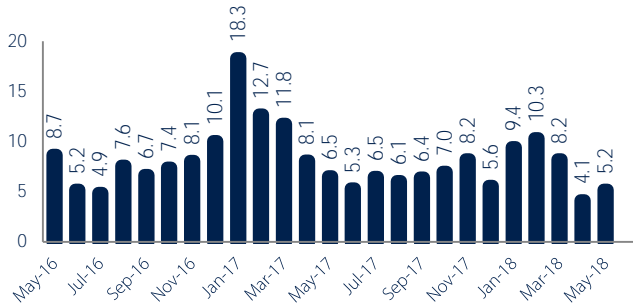
Months of Supply

5.2



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

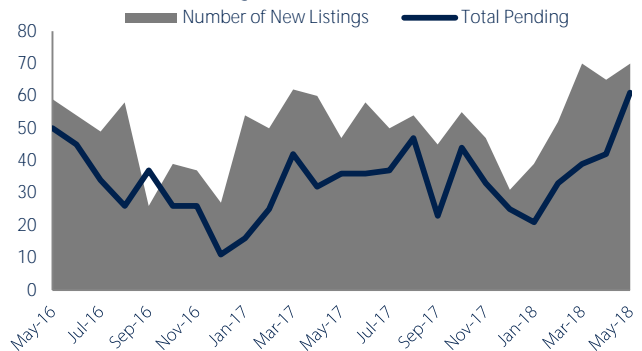
In May, there was 5.2 months of supply available in Grafton, Seaford, and Yorktown, compared to 6.5 in May 2017. That is a decrease of 21% versus a year ago.

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.

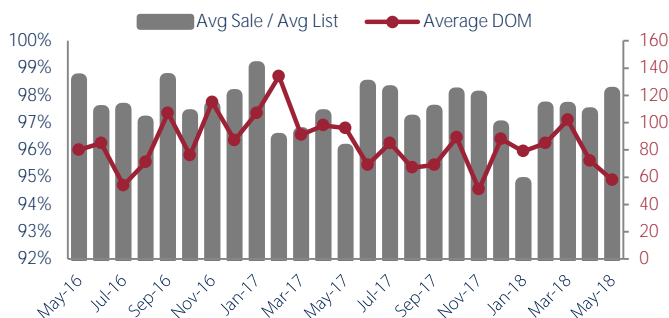
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Grafton, Seaford, and Yorktown compared to 47 in May 2017, an increase of 49%. There were 61 current contracts pending sale this May compared to 36 a year ago. The number of current contracts is 69% 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 Grafton, Seaford, and Yorktown was 98.1% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 96, a decrease of 40%.



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