



The Long & Foster Market Minute™

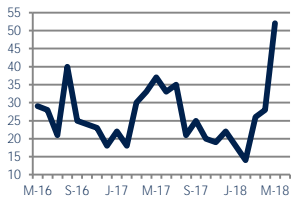
Focus On: Groveton and Hybia Valley Housing Market

May 2018

Zip Code(s): 22306

Units Sold

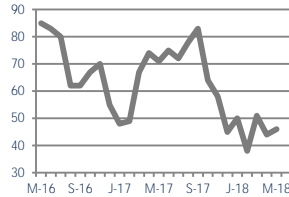
52



Up
Vs. Year Ago

Active Inventory

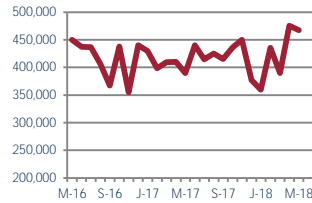
46



Down -35%
Vs. Year Ago

Median Sale Price

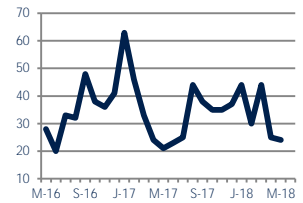
\$467,450



Up 20%
Vs. Year Ago

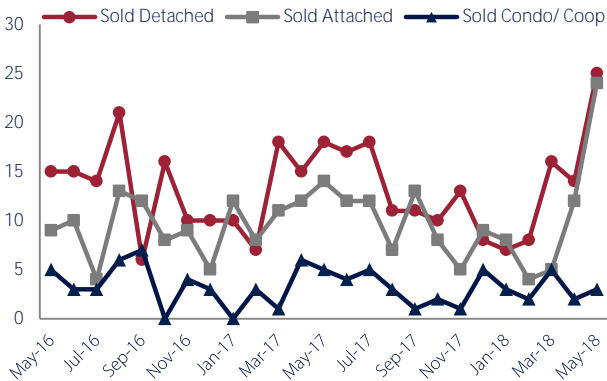
Days On Market

24



Up 14%
Vs. Year Ago

Units Sold*



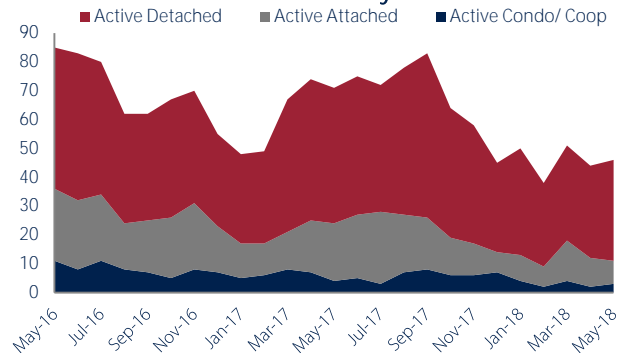
Units Sold

There was an increase in total units sold in May, with 52 sold this month in Groveton and Hybia Valley. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 35%. The total number of active inventory this May was 46 compared to 71 in May 2017. This month's total of 46 is higher than the previous month's total supply of available inventory of 44, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Groveton and Hybia Valley Homes was \$389,900. This May, the median sale price was \$467,450, an increase of 20% or \$77,550 compared to last year. The current median sold price is 2% 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.

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



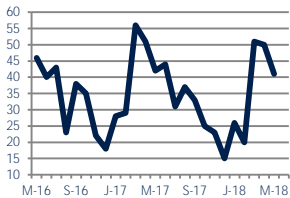
Focus On: Groveton and Hybia Valley Housing Market

May 2018

Zip Code(s): 22306

New Listings

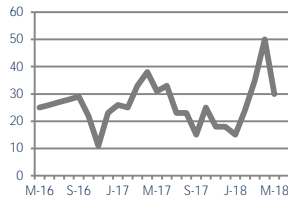
41



Down -2%
Vs. Year Ago

Current Contracts

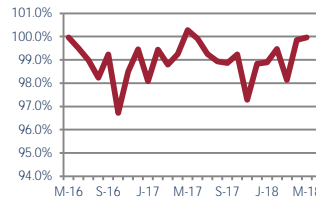
30



Down -3%
Vs. Year Ago

Sold Vs. List Price

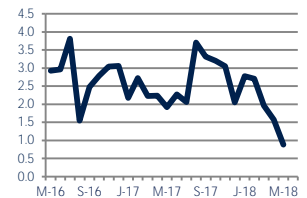
100.0%



No Change
Vs. Year Ago

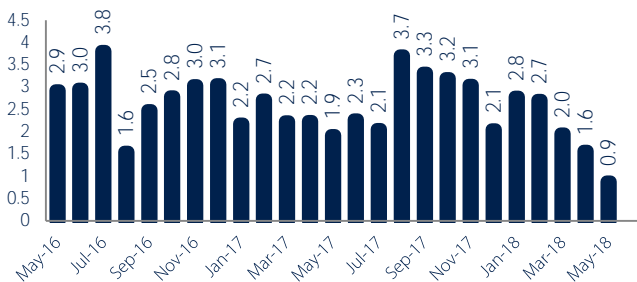
Months of Supply

0.9



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

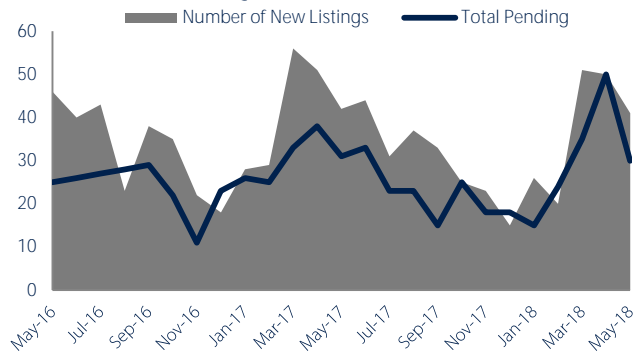
In May, there was 0.9 months of supply available in Groveton and Hybia Valley, compared to 1.9 in May 2017. That is a decrease of 54% versus a year ago.

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.

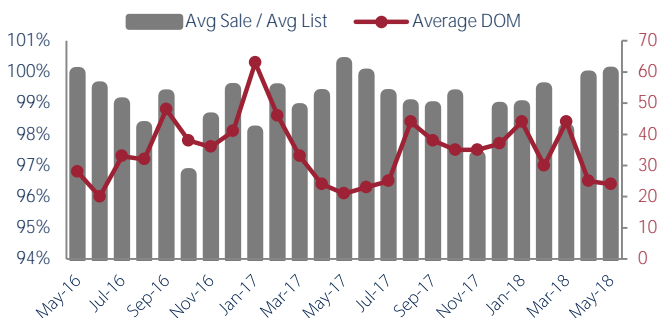
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Groveton and Hybia Valley compared to 42 in May 2017, a decrease of 2%. There were 30 current contracts pending sale this May compared to 31 a year ago. The number of current contracts is 3% 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 Groveton and Hybia Valley was 100.0% 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 24, higher than the average last year, which was 21, an increase of 14%.



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