



# The Long & Foster Market Minute™

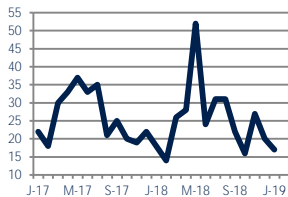
Focus On: Groveton and Hybia Valley Housing Market

January 2019

Zip Code(s): 22306

## Units Sold

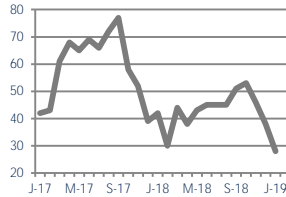
17



Down -6%  
Vs. Year Ago

## Active Inventory

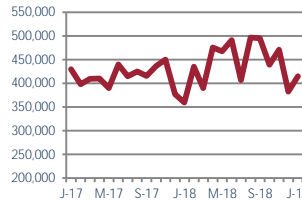
28



Down -33%  
Vs. Year Ago

## Median Sale Price

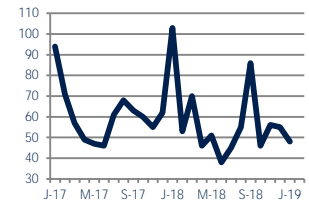
\$415,000



Up 15%  
Vs. Year Ago

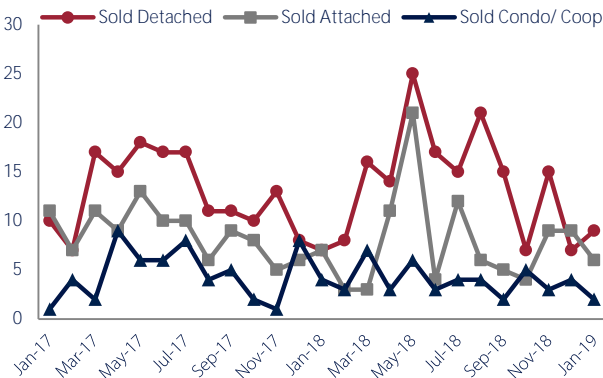
## Days On Market

48



Down  
Vs. Year Ago

## Units Sold\*



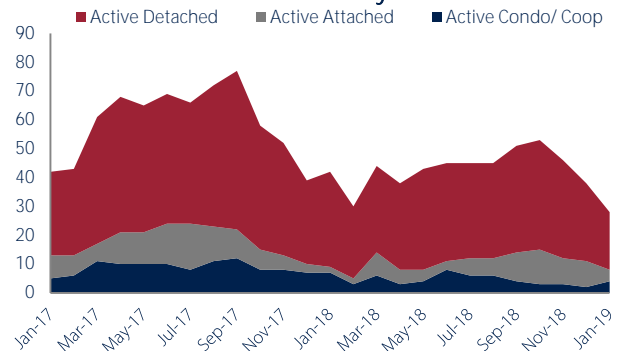
## Units Sold

There was a decrease in total units sold in January, with 17 sold this month in Groveton and Hybia Valley versus 20 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 6% versus January 2018.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 33%. The total number of active inventory this January was 28 compared to 42 in January 2018. This month's total of 28 is lower than the previous month's total supply of available inventory of 38, a decrease of 26%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Groveton and Hybia Valley Homes was \$359,500. This January, the median sale price was \$415,000, an increase of 15% or \$55,500 compared to last year. The current median sold price is 8% higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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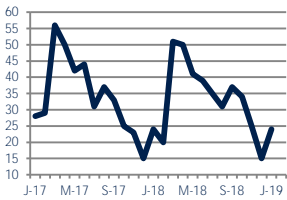
## Focus On: Groveton and Hybia Valley Housing Market

January 2019

Zip Code(s): 22306

### New Listings

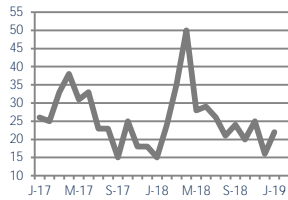
24



No Change  
Vs. Year Ago

### Current Contracts

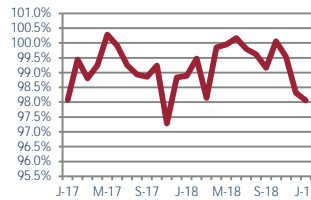
22



Up 47%  
Vs. Year Ago

### Sold Vs. List Price

98.1%



Down -0.8%  
Vs. Year Ago

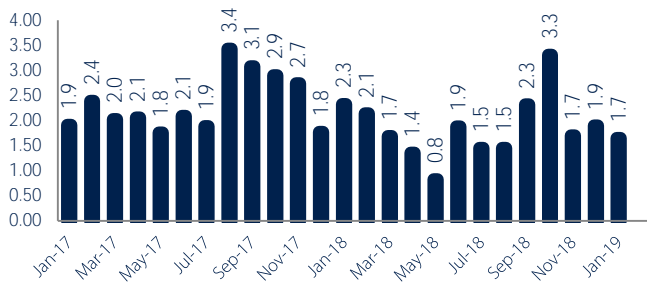
### Months of Supply

1.7



Down -29%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

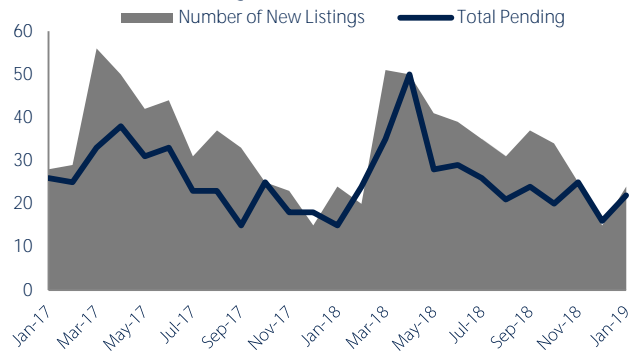
In January, there was 1.6 months of supply available in Groveton and Hybia Valley, compared to 2.3 in January 2018. That is a decrease of 29% versus a year ago.

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.

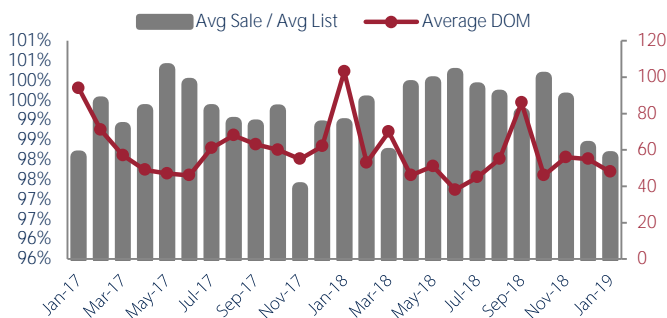
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Groveton and Hybia Valley, which is similar to the amount in January 2018. There were 22 current contracts pending sale this January compared to 15 a year ago. The number of current contracts is 47% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Groveton and Hybia Valley was 98.1% of the average list price, which is 0.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 103. This decrease was impacted by the limited number of sales.



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