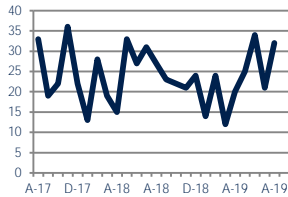


Units Sold

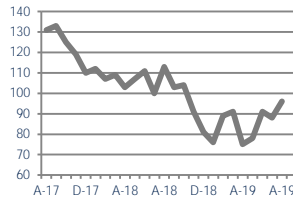
32



Up
Vs. Year Ago

Active Inventory

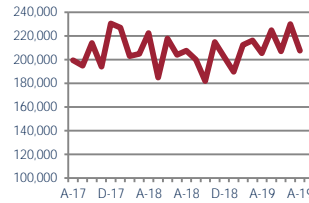
96



Down -15%
Vs. Year Ago

Median Sale Price

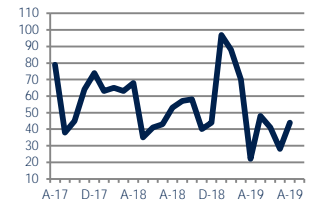
\$207,500



No Change
Vs. Year Ago

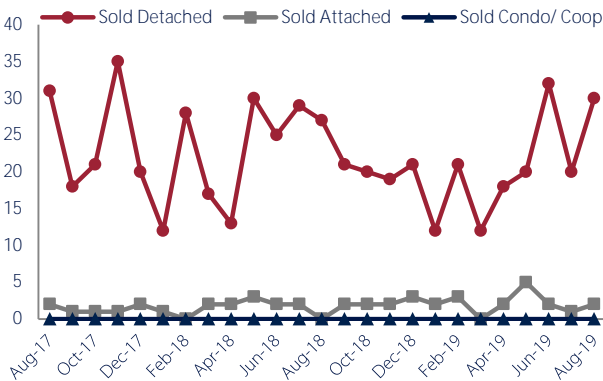
Days On Market

44



Down -17%
Vs. Year Ago

Units Sold*



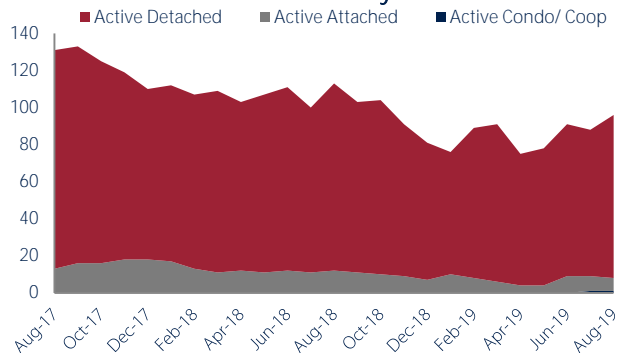
Units Sold

With relatively few transactions, there was an increase in total units sold in August, with 32 sold this month in King William County. This month's total units sold was higher than at this time last year, an increase from August 2018.

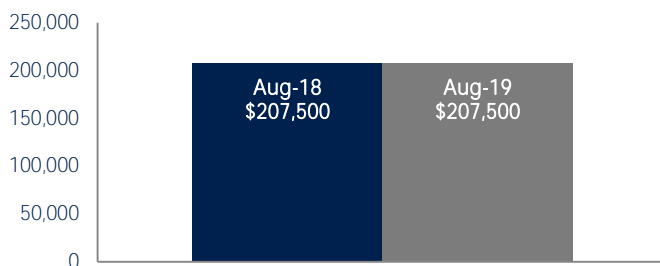
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 15%. The total number of active inventory this August was 96 compared to 113 in August 2018. This month's total of 96 is higher than the previous month's total supply of available inventory of 88, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for King William County Homes was \$207,500. This August, the median sale price was \$207,500, which is similar compared to a year ago. The current median sold price is 10% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

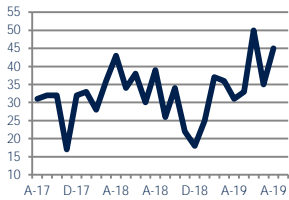


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.



New Listings

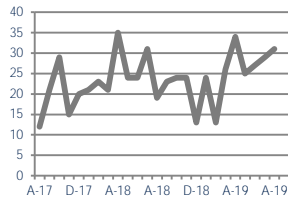
45



Up 15%
Vs. Year Ago

Current Contracts

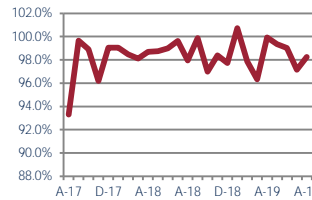
31



Up 63%
Vs. Year Ago

Sold Vs. List Price

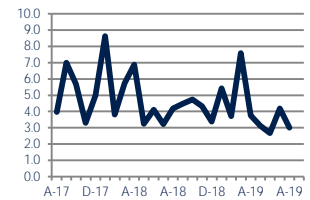
98.3%



No Change
Vs. Year Ago

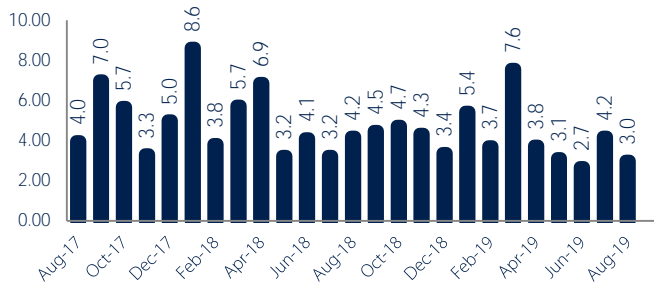
Months of Supply

3.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

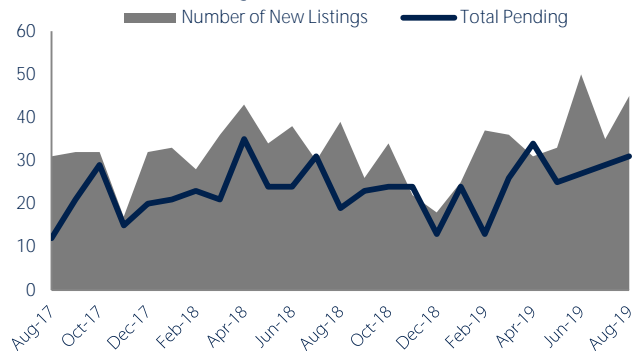
In August, there was 3.0 months of supply available in King William County, compared to 4.2 in August 2018. That is a decrease of 28% versus a year ago.

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.

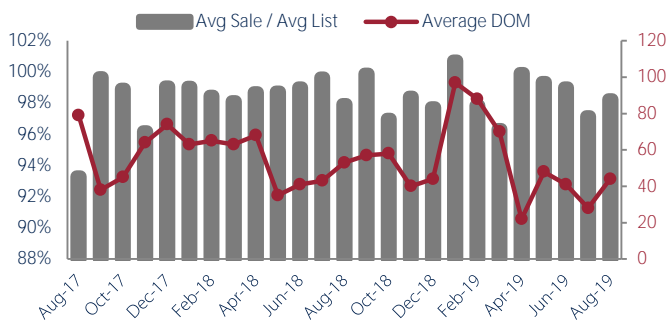
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in King William County compared to 39 in August 2018, an increase of 15%. There were 31 current contracts pending sale this August compared to 19 a year ago. The number of current contracts is 63% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in King William County was 98.3% 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 44, lower than the average last year, which was 53, a decrease of 17%.



*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.

