

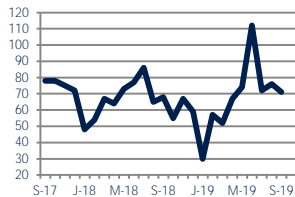
Focus On: Lakeside and Dumbarton Housing Market

September 2019

Zip Code(s): 23294, 23228 and 23230

Units Sold

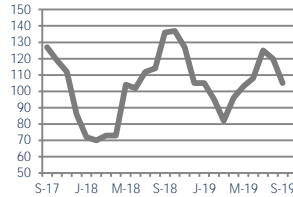
71



Up 4%
Vs. Year Ago

Active Inventory

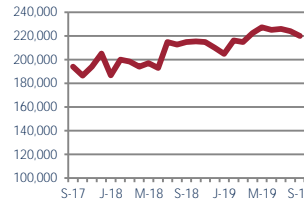
105



Down -23%
Vs. Year Ago

Median Sale Price

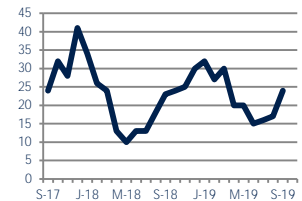
\$220,000



Up 2%
Vs. Year Ago

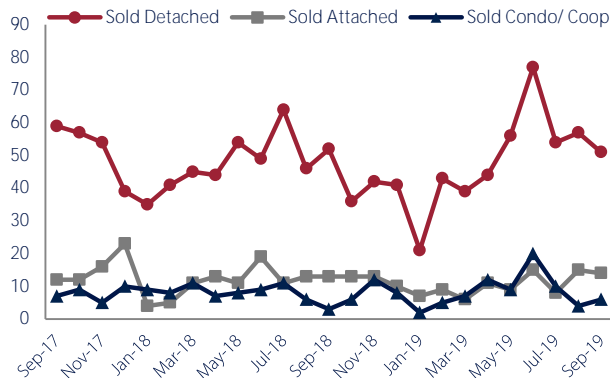
Days On Market

24



Up 4%
Vs. Year Ago

Units Sold*



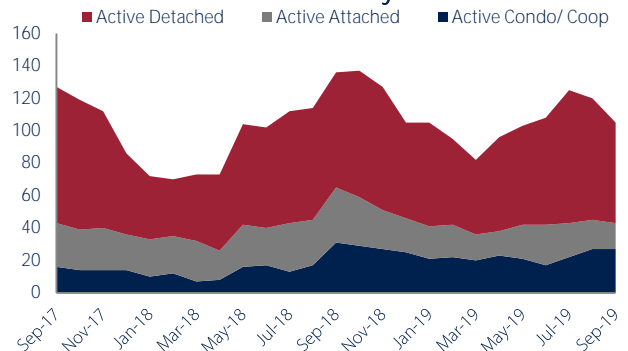
Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Lakeside and Dumbarton versus 76 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 4% versus September 2018.

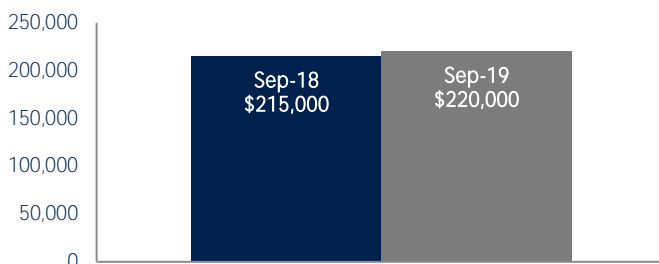
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 23%. The total number of active inventory this September was 105 compared to 136 in September 2018. This month's total of 105 is lower than the previous month's total supply of available inventory of 120, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Lakeside and Dumbarton Homes was \$215,000. This September, the median sale price was \$220,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 2% lower than in August.

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

Lakeside and Dumbarton are defined as properties listed in zip code/s 23294, 23228 and 23230.

*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.



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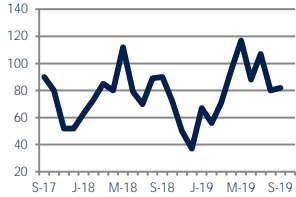
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September 2019

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New Listings

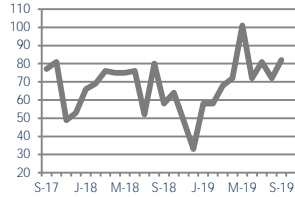
82



Down -9%
Vs. Year Ago

Current Contracts

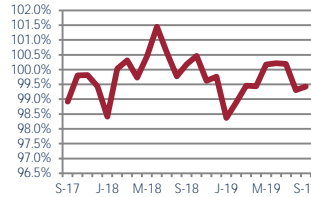
82



Up 41%
Vs. Year Ago

Sold Vs. List Price

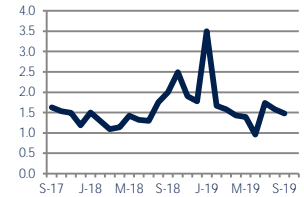
99.4%



Down -0.7%
Vs. Year Ago

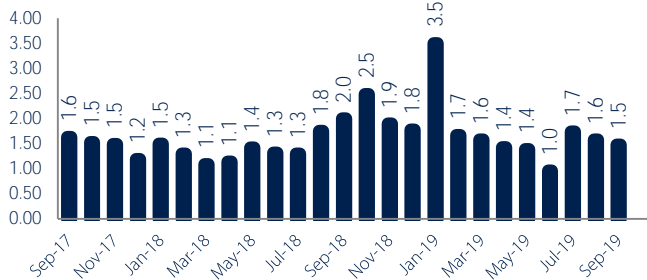
Months of Supply

1.5



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 1.5 months of supply available in Lakeside and Dumbarton, compared to 2.0 in September 2018. That is a decrease of 26% versus a year ago.

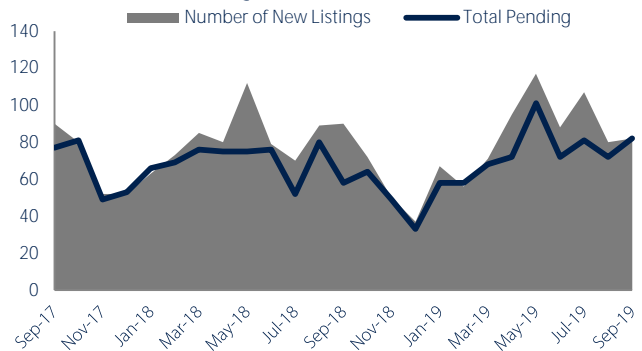
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

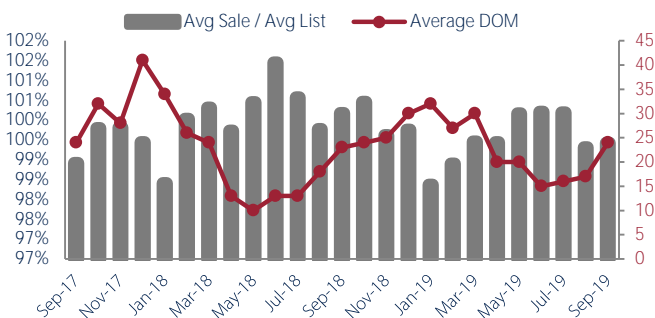
This month there were 82 homes newly listed for sale in Lakeside and Dumbarton compared to 90 in September 2018, a decrease of 9%.

There were 82 current contracts pending sale this September compared to 58 a year ago. The number of current contracts is 41% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Lakeside and Dumbarton was 99.4% 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 24, higher than the average last year, which was 23, an increase of 4%.



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