

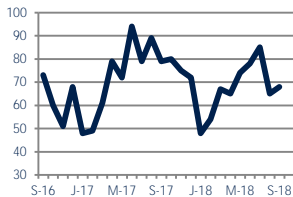
## Focus On: Lakeside and Dumbarton Housing Market

September 2018

Zip Code(s): 23294, 23228 and 23230

### Units Sold

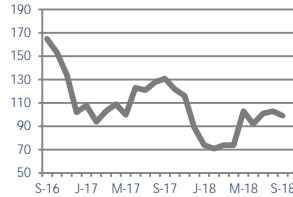
68



Down -14%  
Vs. Year Ago

### Active Inventory

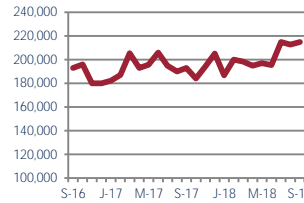
99



Down -24%  
Vs. Year Ago

### Median Sale Price

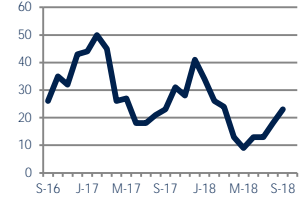
\$215,000



Up 11%  
Vs. Year Ago

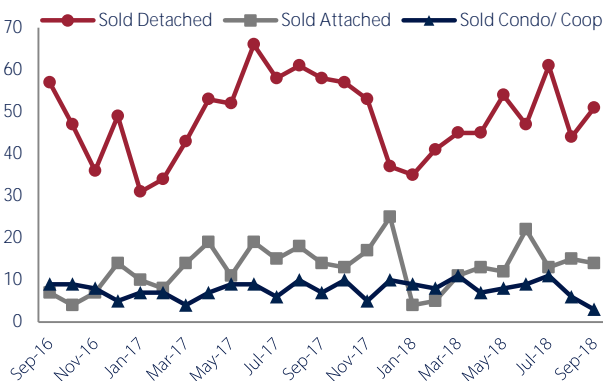
### Days On Market

23



No Change  
Vs. Year Ago

### Units Sold\*



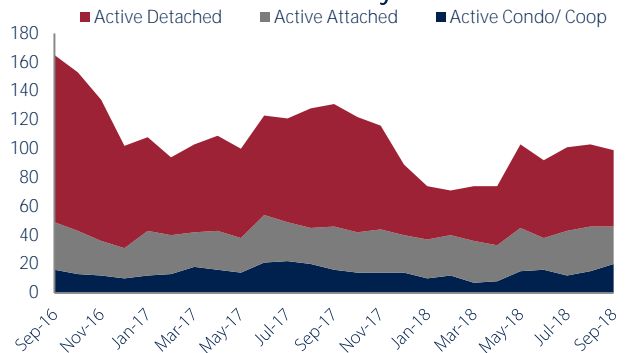
### Units Sold

There was an increase in total units sold in September, with 68 sold this month in Lakeside and Dumbarton versus 65 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

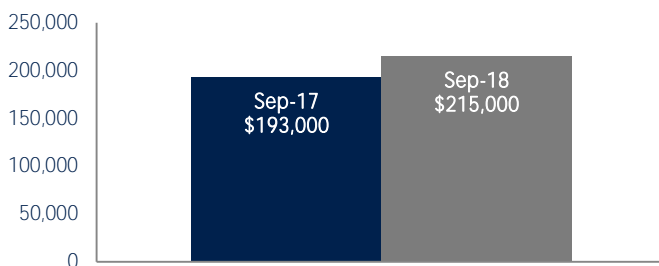
### Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 24%. The total number of active inventory this September was 99 compared to 131 in September 2017. This month's total of 99 is lower than the previous month's total supply of available inventory of 103, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Lakeside and Dumbarton Homes was \$193,000. This September, the median sale price was \$215,000, an increase of 11% or \$22,000 compared to last year. The current median sold price is 1% higher 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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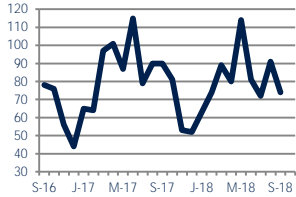
## Focus On: Lakeside and Dumbarton Housing Market

September 2018

Zip Code(s): 23294, 23228 and 23230

### New Listings

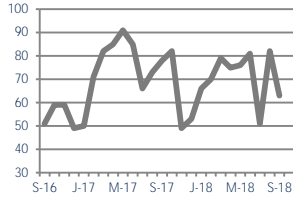
74



Down -18%  
Vs. Year Ago

### Current Contracts

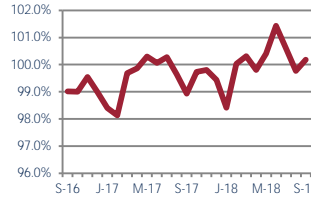
63



Down -19%  
Vs. Year Ago

### Sold Vs. List Price

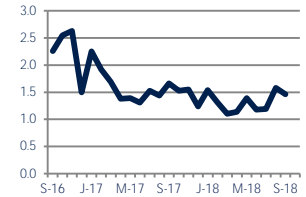
100.2%



Up 1.3%  
Vs. Year Ago

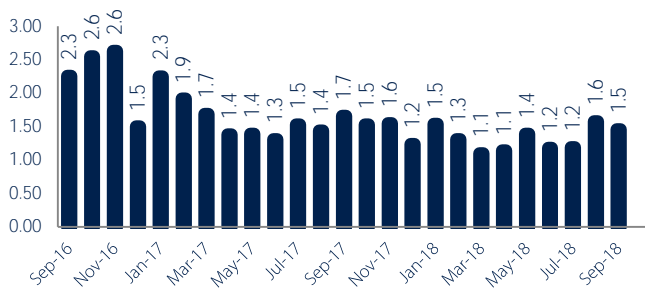
### Months of Supply

1.5



Down -12%  
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 1.7 in September 2017. That is a decrease of 12% versus a year ago.

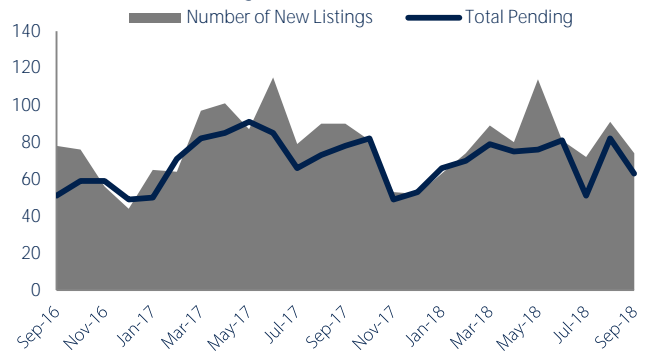
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

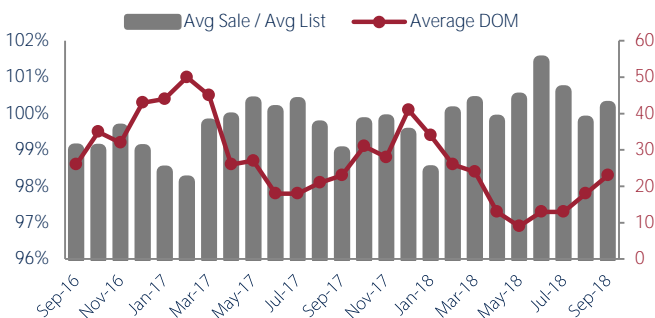
This month there were 74 homes newly listed for sale in Lakeside and Dumbarton compared to 90 in September 2017, a decrease of 18%.

There were 63 current contracts pending sale this September compared to 78 a year ago. The number of current contracts is 19% lower 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 100.2% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 23, which is similar compared to a year ago.

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