

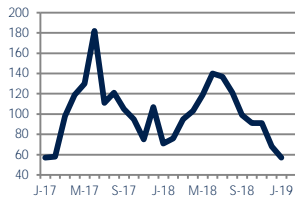
Focus On: Mechanicsville Housing Market

January 2019

Zip Code(s): 23111 and 23116

Units Sold

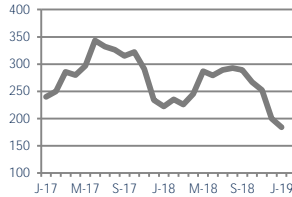
57



Down -20%
Vs. Year Ago

Active Inventory

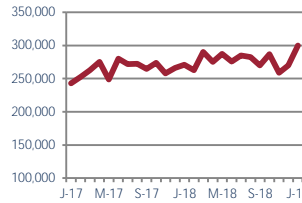
184



Down -17%
Vs. Year Ago

Median Sale Price

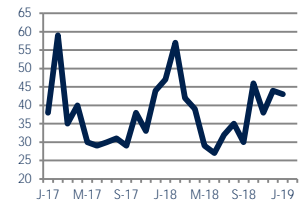
\$299,950



Up 11%
Vs. Year Ago

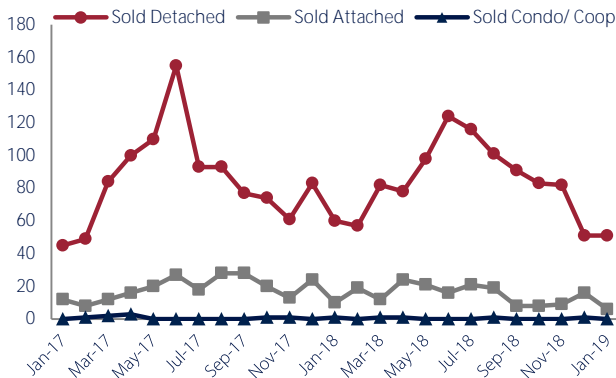
Days On Market

43



Down -9%
Vs. Year Ago

Units Sold*



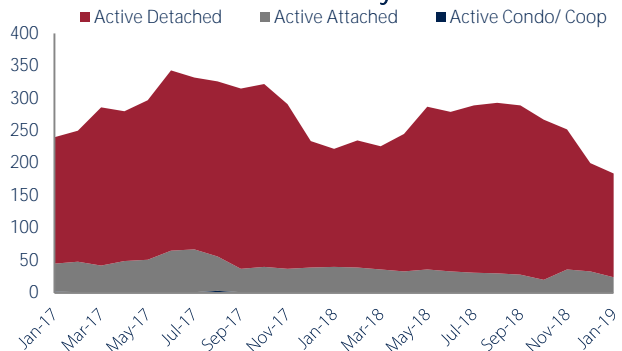
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Mechanicsville versus 68 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 20% versus January 2018.

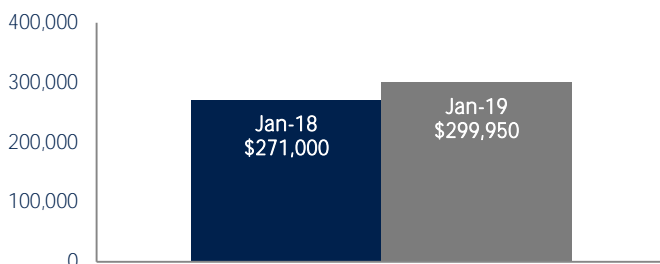
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 17%. The total number of active inventory this January was 184 compared to 222 in January 2018. This month's total of 184 is lower than the previous month's total supply of available inventory of 200, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Mechanicsville Homes was \$271,000. This January, the median sale price was \$299,950, an increase of 11% or \$28,950 compared to last year. The current median sold price is 11% 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.

Mechanicsville are defined as properties listed in zip code/s 23111 and 23116.

*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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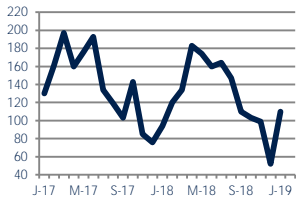
Focus On: Mechanicsville Housing Market

January 2019

Zip Code(s): 23111 and 23116

New Listings

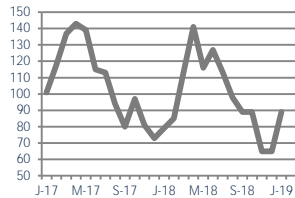
110



Up 17%
Vs. Year Ago

Current Contracts

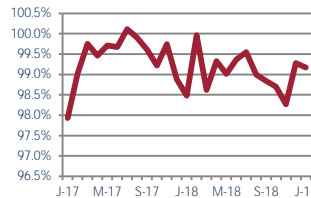
89



Up 13%
Vs. Year Ago

Sold Vs. List Price

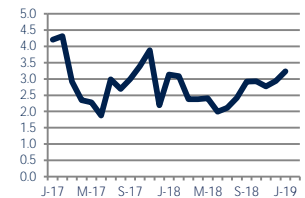
99.2%



Up 0.7%
Vs. Year Ago

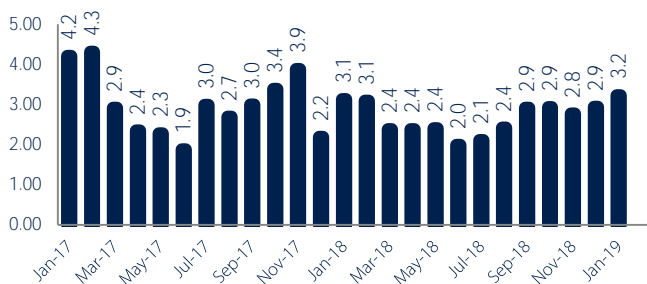
Months of Supply

3.2



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

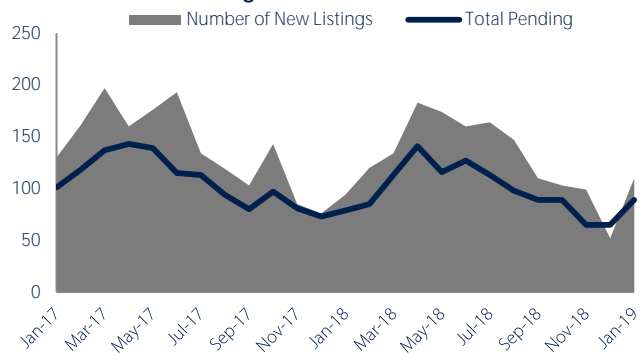
In January, there was 3.2 months of supply available in Mechanicsville, compared to 3.1 in January 2018. That is an increase of 3% versus a year ago.

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.

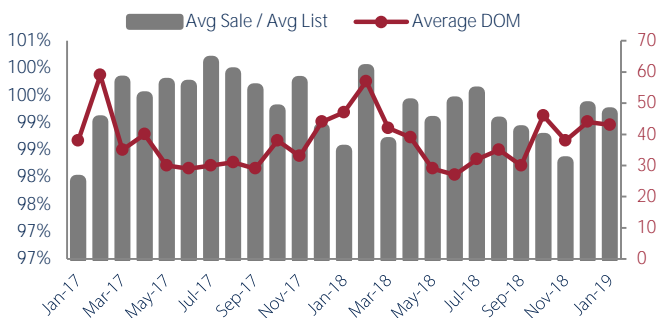
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Mechanicsville compared to 94 in January 2018, an increase of 17%. There were 89 current contracts pending sale this January compared to 79 a year ago. The number of current contracts is 13% 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 Mechanicsville was 99.2% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 47, a decrease of 9%.



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