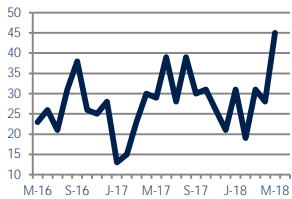




Units Sold

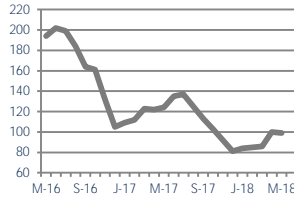
45



Up
Vs. Year Ago

Active Inventory

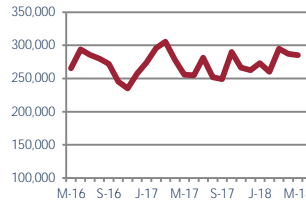
99



Down -20%
Vs. Year Ago

Median Sale Price

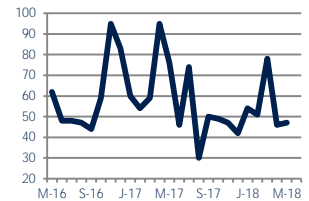
\$285,000



Up 11%
Vs. Year Ago

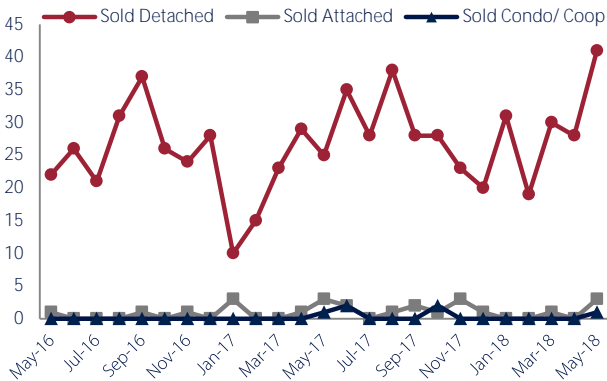
Days On Market

47



Down -38%
Vs. Year Ago

Units Sold*



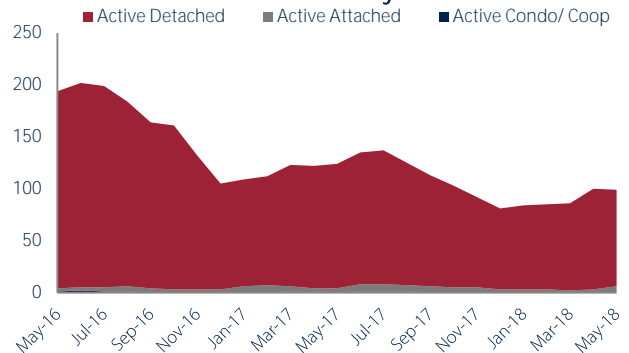
Units Sold

There was an increase in total units sold in May, with 45 sold this month in New Kent County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 20%. The total number of active inventory this May was 99 compared to 124 in May 2017. This month's total of 99 is lower than the previous month's total supply of available inventory of 100, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for New Kent County Homes was \$255,735. This May, the median sale price was \$285,000, an increase of 11% or \$29,265 compared to last year. The current median sold price is 1% lower than in April.

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

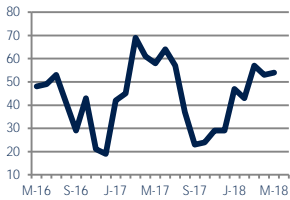


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

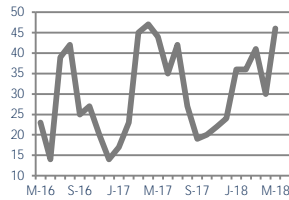
54



Down -7%
Vs. Year Ago

Current Contracts

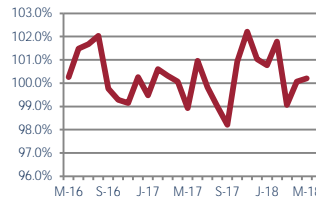
46



Up 5%
Vs. Year Ago

Sold Vs. List Price

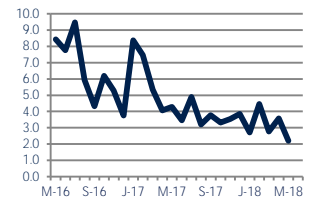
100.2%



Up 1.3%
Vs. Year Ago

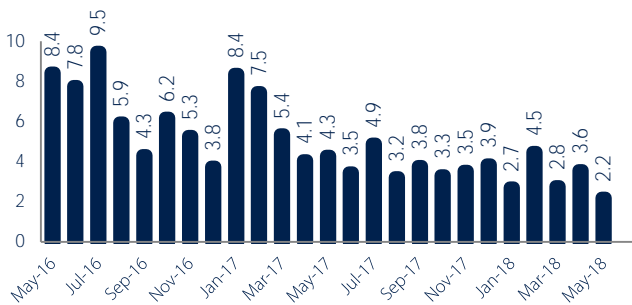
Months of Supply

2.2



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

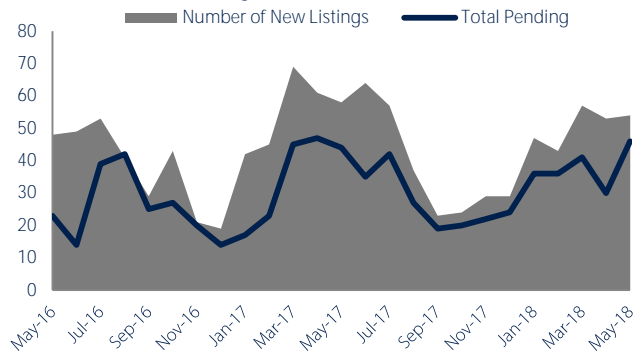
In May, there was 2.2 months of supply available in New Kent County, compared to 4.3 in May 2017. That is a decrease of 49% versus a year ago.

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.

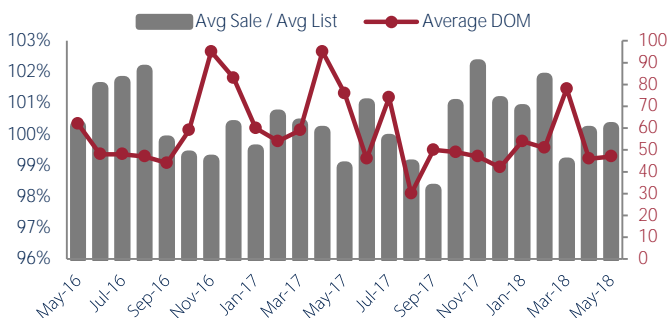
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in New Kent County compared to 58 in May 2017, a decrease of 7%. There were 46 current contracts pending sale this May compared to 44 a year ago. The number of current contracts is 5% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in New Kent County 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 47, lower than the average last year, which was 76, a decrease of 38%.



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