

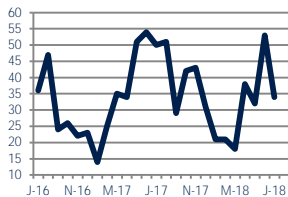
Focus On: Patterson and Pemberton Housing Market

July 2018

Zip Code(s): 23238

Units Sold

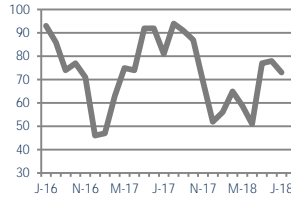
34



Down
Vs. Year Ago

Active Inventory

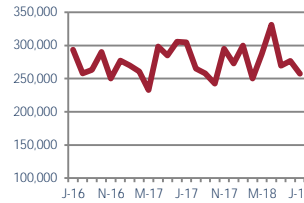
73



Down -10%
Vs. Year Ago

Median Sale Price

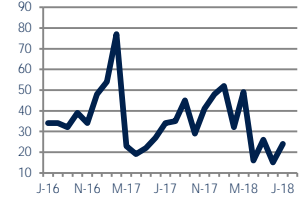
\$257,500



Down -15%
Vs. Year Ago

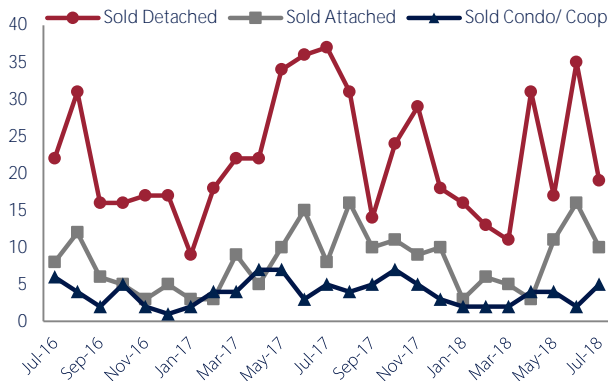
Days On Market

24



Down -29%
Vs. Year Ago

Units Sold*



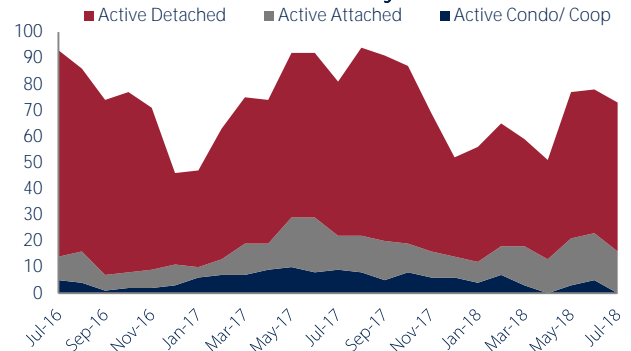
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 34 sold this month in Patterson and Pemberton. This month's total units sold was lower than at this time last year, a decrease from July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 10%. The total number of active inventory this July was 73 compared to 81 in July 2017. This month's total of 73 is lower than the previous month's total supply of available inventory of 78, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Patterson and Pemberton Homes was \$304,500. This July, the median sale price was \$257,500, a decrease of 15% or \$47,000 compared to last year. The current median sold price is 7% lower than in June.

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

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

*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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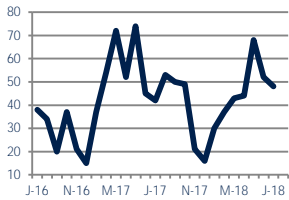
Focus On: Patterson and Pemberton Housing Market

July 2018

Zip Code(s): 23238

New Listings

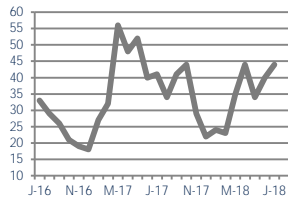
48



Up 14%
Vs. Year Ago

Current Contracts

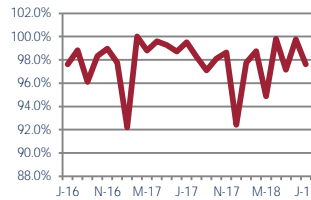
44



Up 7%
Vs. Year Ago

Sold Vs. List Price

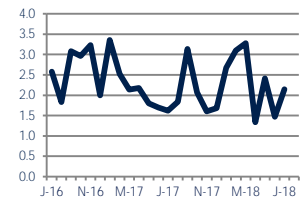
97.6%



Down -1.9%
Vs. Year Ago

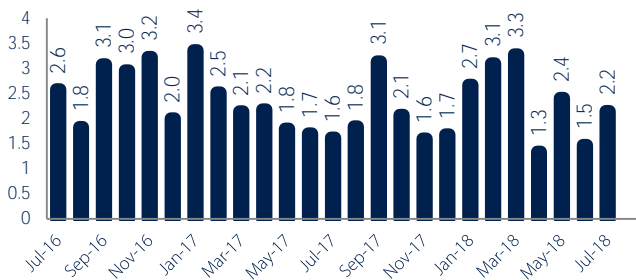
Months of Supply

2.2



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

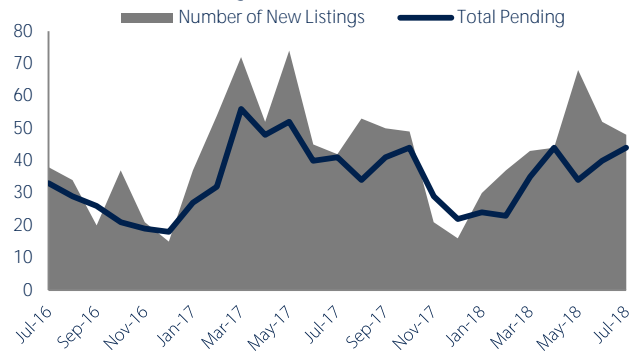
In July, there was 2.1 months of supply available in Patterson and Pemberton, compared to 1.6 in July 2017. That is an increase of 33% versus a year ago.

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.

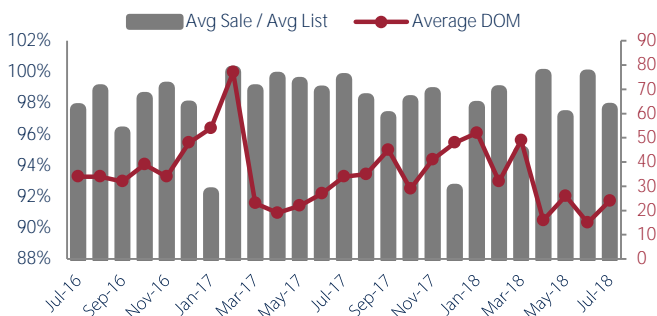
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Patterson and Pemberton compared to 42 in July 2017, an increase of 14%. There were 44 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 7% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Patterson and Pemberton was 97.6% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 34, a decrease of 29%.



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