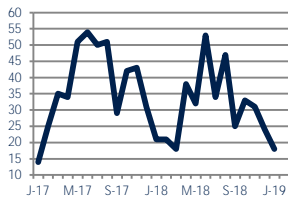


Zip Code(s): 23238

Units Sold

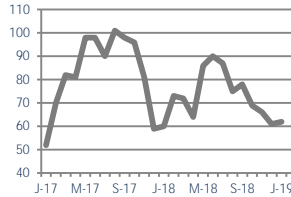
18



Down -14%
Vs. Year Ago

Active Inventory

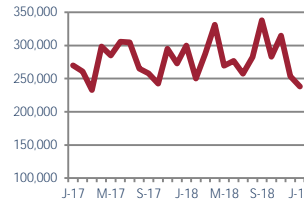
62



Up 3%
Vs. Year Ago

Median Sale Price

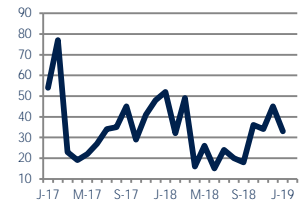
\$238,000



Down -21%
Vs. Year Ago

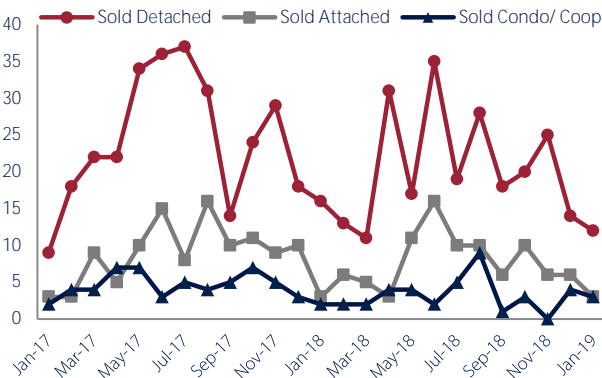
Days On Market

33



Down -37%
Vs. Year Ago

Units Sold*



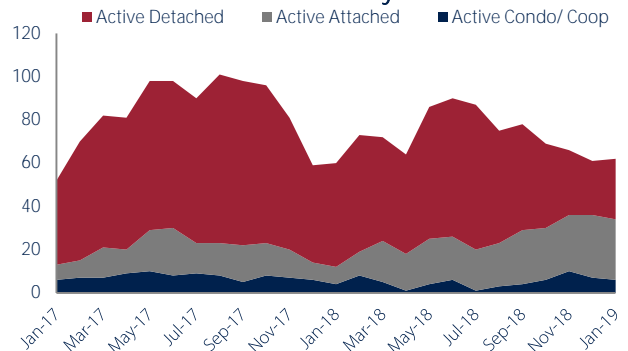
Units Sold

There was a decrease in total units sold in January, with 18 sold this month in Patterson and Pemberton versus 24 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 14% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 3%. The total number of active inventory this January was 62 compared to 60 in January 2018. This month's total of 62 is higher than the previous month's total supply of available inventory of 61, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Patterson and Pemberton Homes was \$299,900. This January, the median sale price was \$238,000, a decrease of 21% or \$61,900 compared to last year. The current median sold price is 6% lower 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.

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.

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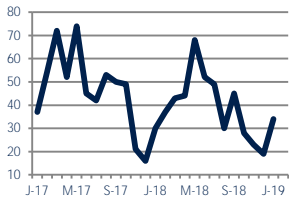
Focus On: Patterson and Pemberton Housing Market

January 2019

Zip Code(s): 23238

New Listings

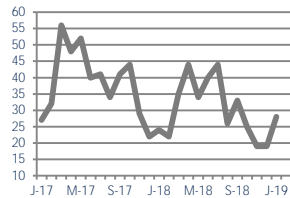
34



Up 13%
Vs. Year Ago

Current Contracts

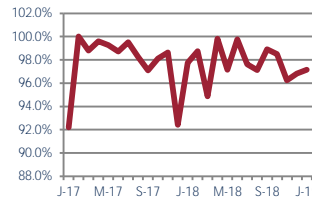
28



Up 17%
Vs. Year Ago

Sold Vs. List Price

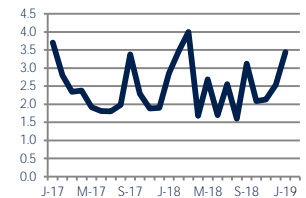
97.2%



Down -0.6%
Vs. Year Ago

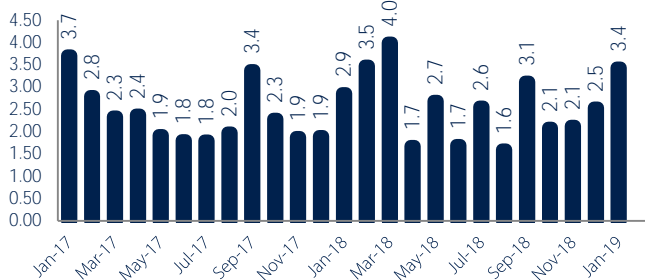
Months of Supply

3.4



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

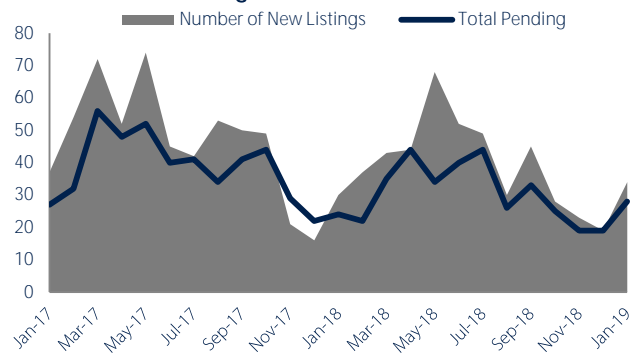
In January, there was 3.4 months of supply available in Patterson and Pemberton, compared to 2.9 in January 2018. That is an increase of 21% versus a year ago.

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.

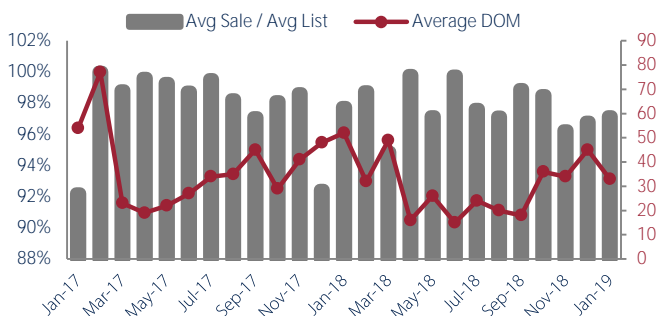
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Patterson and Pemberton compared to 30 in January 2018, an increase of 13%. There were 28 current contracts pending sale this January compared to 24 a year ago. The number of current contracts is 17% 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 Patterson and Pemberton was 97.2% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 52, a decrease of 37%.



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