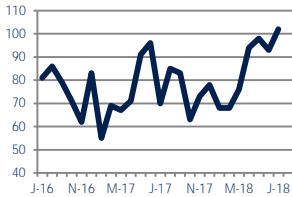


Zip Code(s): 23661 and 23666

Units Sold

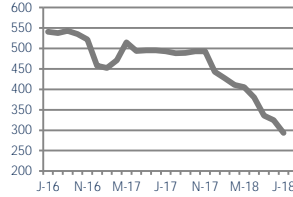
102



Up
Vs. Year Ago

Active Inventory

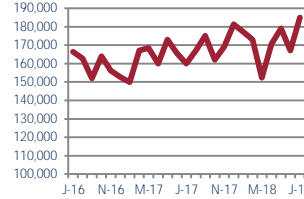
293



Down -41%
Vs. Year Ago

Median Sale Price

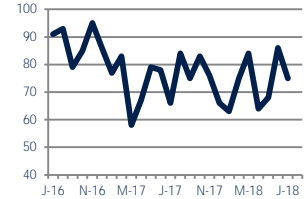
\$184,950



Up 16%
Vs. Year Ago

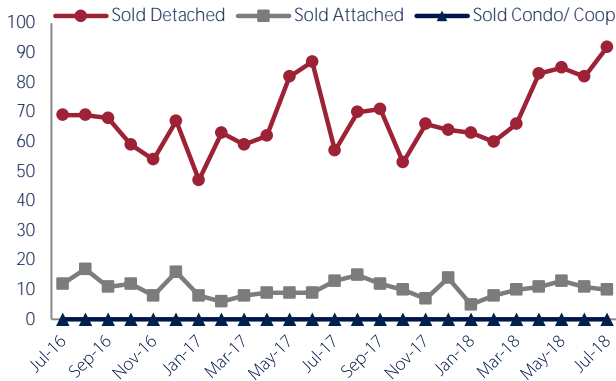
Days On Market

75



Up 14%
Vs. Year Ago

Units Sold*



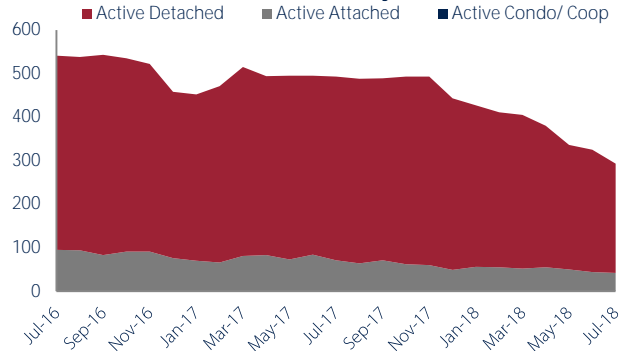
Units Sold

There was an increase in total units sold in July, with 102 sold this month in Riverdale, Greenwood Farms, and Eastern Hampton City. 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 200 units or 41%. The total number of active inventory this July was 293 compared to 493 in July 2017. This month's total of 293 is lower than the previous month's total supply of available inventory of 325, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Riverdale, Greenwood Farms, and Eastern Hampton City Homes was \$159,950. This July, the median sale price was \$184,950, an increase of 16% or \$25,000 compared to last year. The current median sold price is 11% higher 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.



Riverdale, Greenwood Farms, and Eastern Hampton City are defined as properties listed in zip code/s 23661 and 23666.

*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.

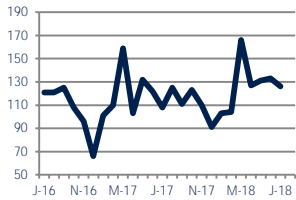
Information included in this report is based on data supplied by REIN and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of REIN or Long & Foster Real Estate, Inc.



Zip Code(s): 23661 and 23666

New Listings

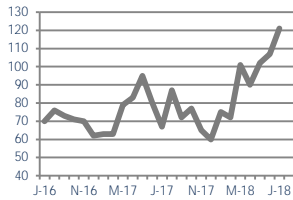
126



Up 17%
Vs. Year Ago

Current Contracts

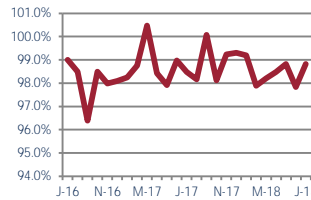
121



Up 81%
Vs. Year Ago

Sold Vs. List Price

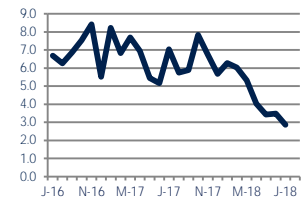
98.8%



No Change
Vs. Year Ago

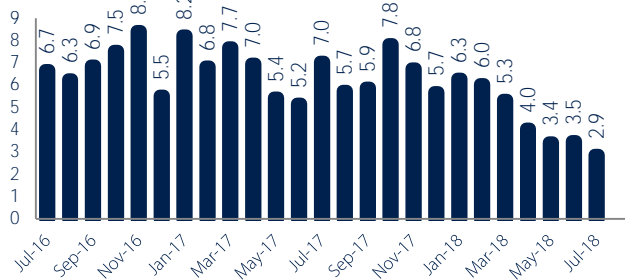
Months of Supply

2.9



Down -59%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

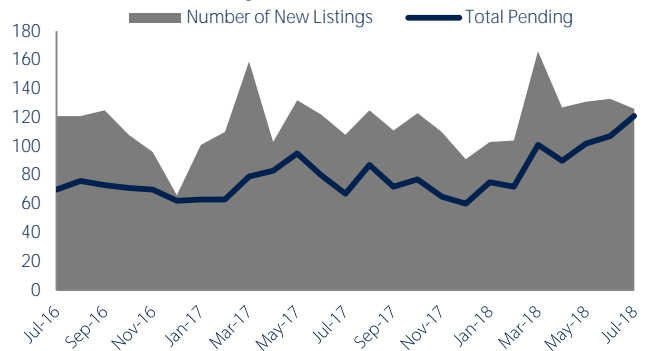
This month there were 126 homes newly listed for sale in Riverdale, Greenwood Farms, and Eastern Hampton City compared to 108 in July 2017, an increase of 17%. There were 121 current contracts pending sale this July compared to 67 a year ago. The number of current contracts is 81% higher than last July.

Months of Supply

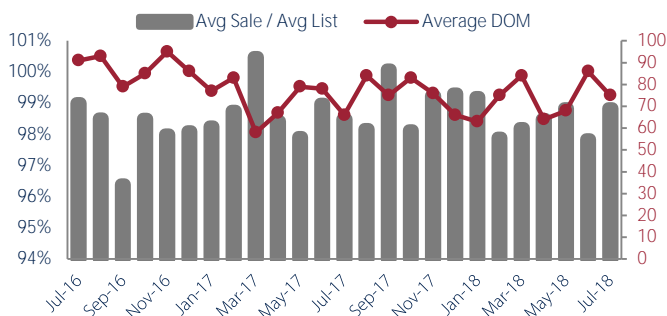
In July, there was 2.9 months of supply available in Riverdale, Greenwood Farms, and Eastern Hampton City, compared to 7.0 in July 2017. That is a decrease of 59% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Riverdale, Greenwood Farms, and Eastern Hampton City was 98.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 75, higher than the average last year, which was 66, an increase of 14%.



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