

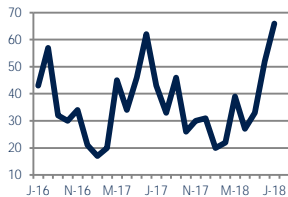
Focus On: Robious Corridor Housing Market

July 2018

Zip Code(s): 23113

Units Sold

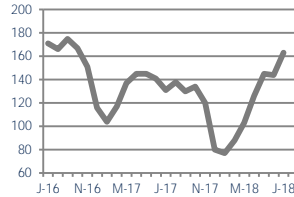
66



Up
Vs. Year Ago

Active Inventory

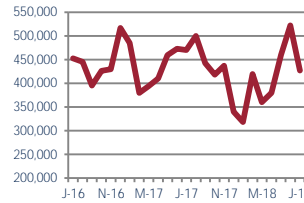
163



Up 24%
Vs. Year Ago

Median Sale Price

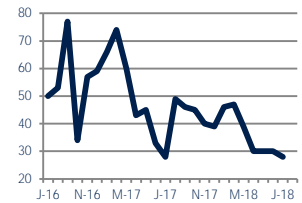
\$426,900



Down -9%
Vs. Year Ago

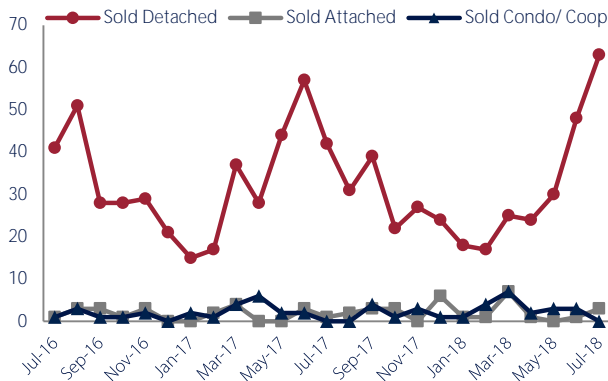
Days On Market

28



No Change
Vs. Year Ago

Units Sold*



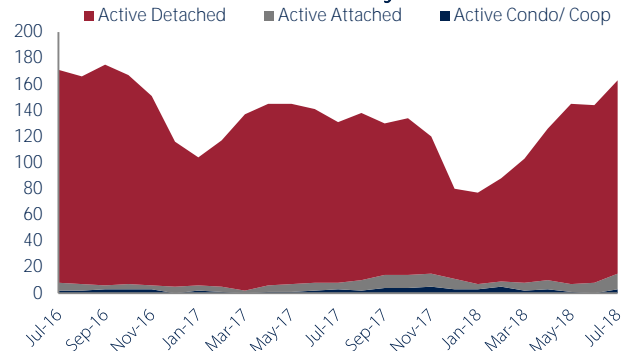
Units Sold

There was an increase in total units sold in July, with 66 sold this month in Robious Corridor. This month's total units sold was higher than at this time last year.

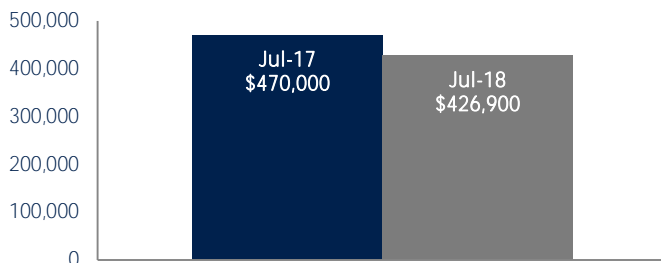
Active Inventory

Versus last year, the total number of homes available this month is higher by 32 units or 24%. The total number of active inventory this July was 163 compared to 131 in July 2017. This month's total of 163 is higher than the previous month's total supply of available inventory of 144, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Robious Corridor Homes was \$470,000. This July, the median sale price was \$426,900, a decrease of 9% or \$43,100 compared to last year. The current median sold price is 18% 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.

Robious Corridor are defined as properties listed in zip code/s 23113.

*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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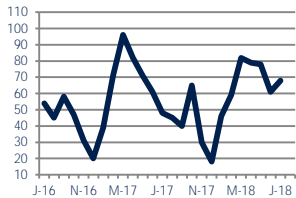
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July 2018

Zip Code(s): 23113

New Listings

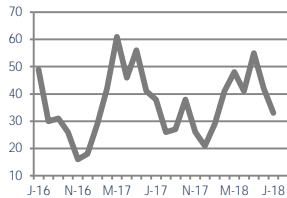
68



Up 42%
Vs. Year Ago

Current Contracts

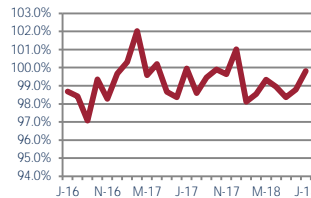
33



Down -13%
Vs. Year Ago

Sold Vs. List Price

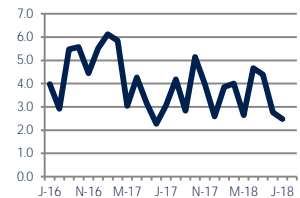
99.8%



No Change
Vs. Year Ago

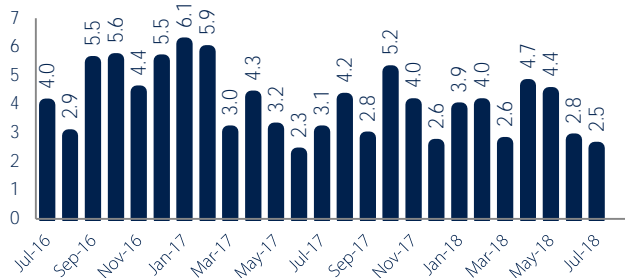
Months of Supply

2.5



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

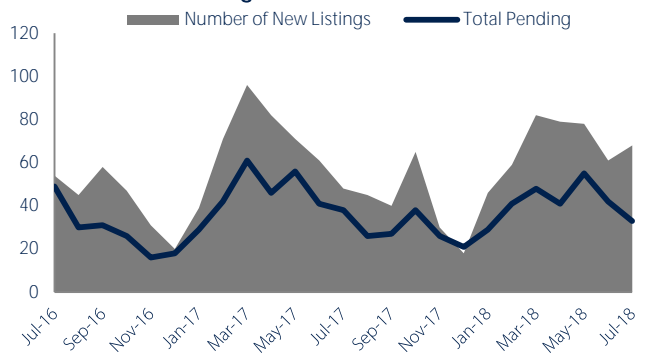
In July, there was 2.5 months of supply available in Robious Corridor, compared to 3.0 in July 2017. That is a decrease of 19% versus a year ago.

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.

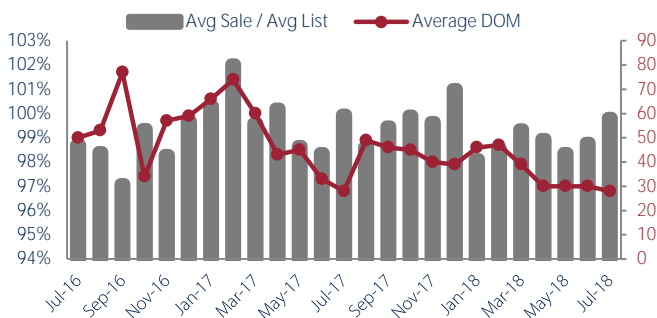
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Robious Corridor compared to 48 in July 2017, an increase of 42%. There were 33 current contracts pending sale this July compared to 38 a year ago. The number of current contracts is 13% lower 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 Robious Corridor was 99.8% 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 28, which is similar compared to a year ago.



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