



The Long & Foster Market Minute™

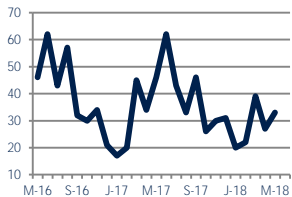
Focus On: Robious Corridor Housing Market

May 2018

Zip Code(s): 23113

Units Sold

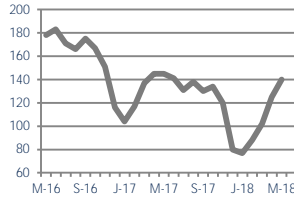
33



Down -28%
Vs. Year Ago

Active Inventory

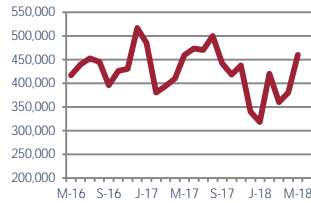
140



Down -3%
Vs. Year Ago

Median Sale Price

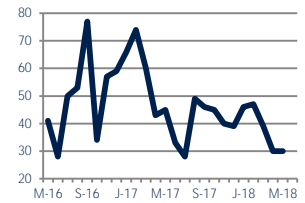
\$460,000



No Change
Vs. Year Ago

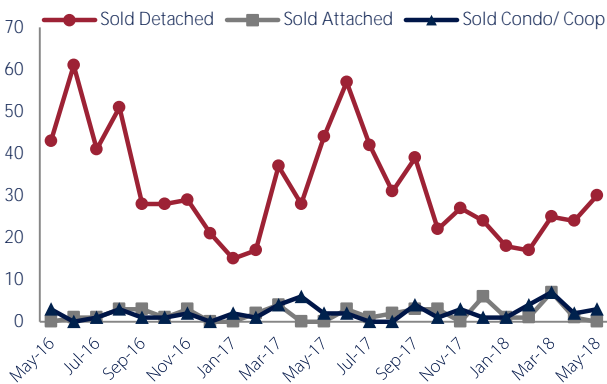
Days On Market

30



Down -33%
Vs. Year Ago

Units Sold*



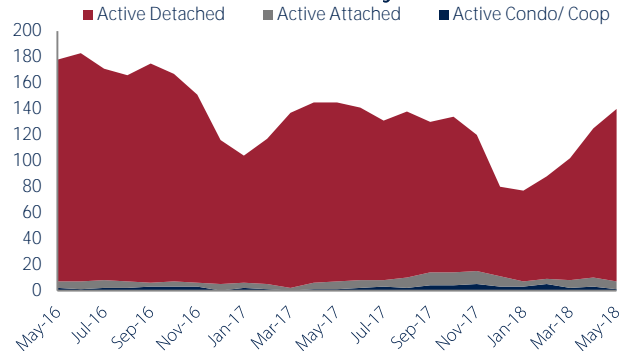
Units Sold

There was an increase in total units sold in May, with 33 sold this month in Robious Corridor versus 27 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 28% versus May 2017.

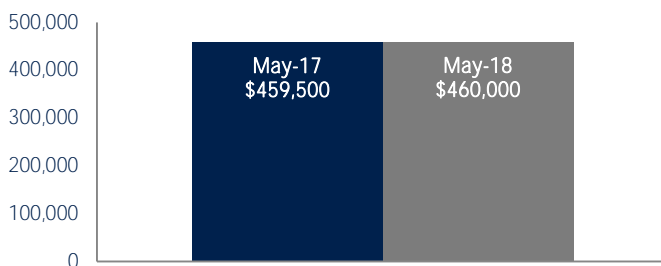
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this May was 140 compared to 145 in May 2017. This month's total of 140 is higher than the previous month's total supply of available inventory of 125, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Robious Corridor Homes was \$459,500. This May, the median sale price was \$460,000, which is similar compared to a year ago. The current median sold price is 21% higher 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.



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.

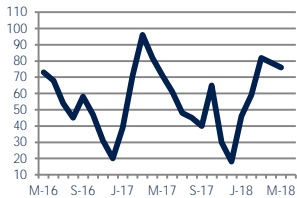




Zip Code(s): 23113

New Listings

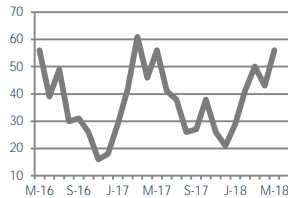
76



Up 7%
Vs. Year Ago

Current Contracts

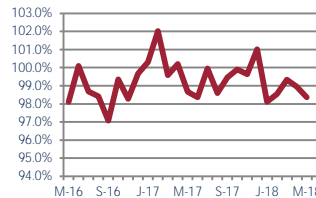
56



No Change
Vs. Year Ago

Sold Vs. List Price

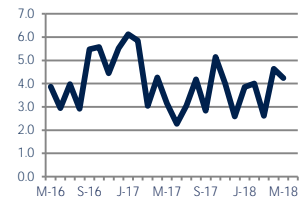
98.4%



No Change
Vs. Year Ago

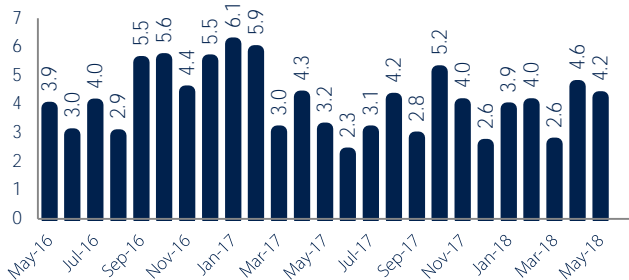
Months of Supply

4.2



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

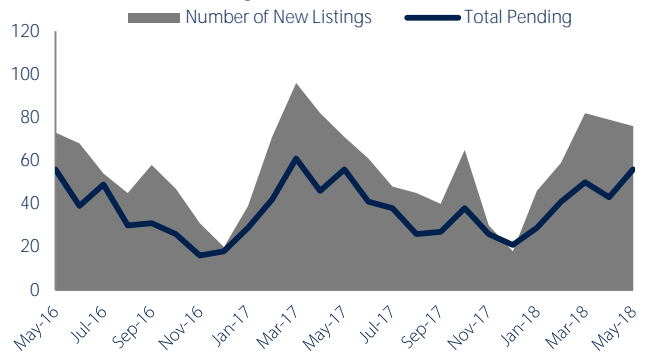
In May, there was 4.2 months of supply available in Robious Corridor, compared to 3.2 in May 2017. That is an increase of 35% versus a year ago.

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.

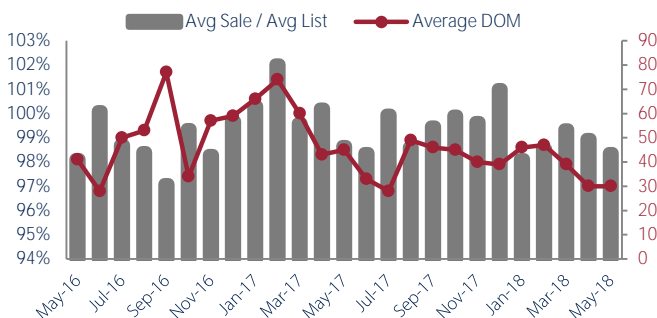
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Robious Corridor compared to 71 in May 2017, an increase of 7%. There were 56 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 30% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Robious Corridor was 98.4% 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 30, lower than the average last year, which was 45, a decrease of 33%.



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