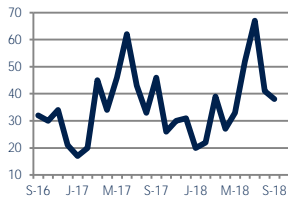


Zip Code(s): 23113

Units Sold

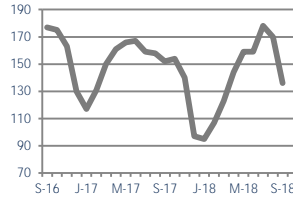
38



Down -17%
Vs. Year Ago

Active Inventory

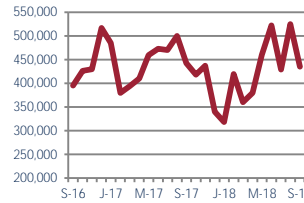
136



Down -11%
Vs. Year Ago

Median Sale Price

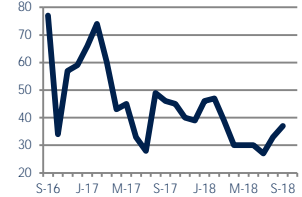
\$435,000



Down -2%
Vs. Year Ago

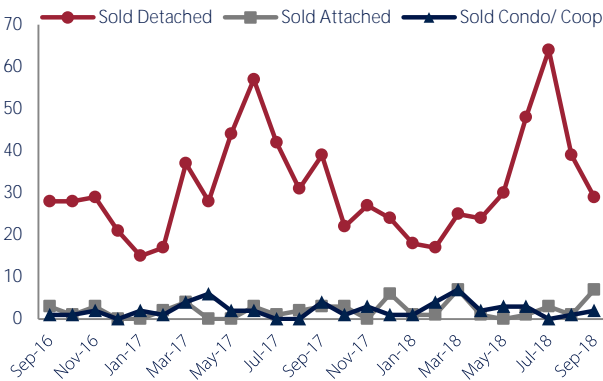
Days On Market

37



Down -20%
Vs. Year Ago

Units Sold*



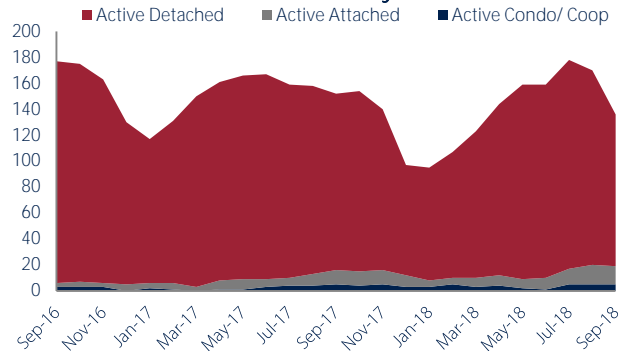
Units Sold

There was a decrease in total units sold in September, with 38 sold this month in Roxshire and Reeds Landing versus 41 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 17% versus September 2017.

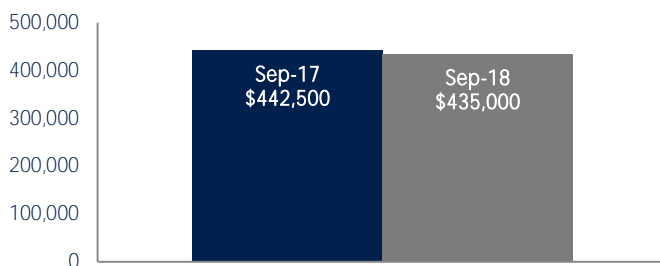
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 11%. The total number of active inventory this September was 136 compared to 152 in September 2017. This month's total of 136 is lower than the previous month's total supply of available inventory of 170, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Roxshire and Reeds Landing Homes was \$442,500. This September, the median sale price was \$435,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 17% lower than in August.

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



Roxshire and Reeds Landing 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.

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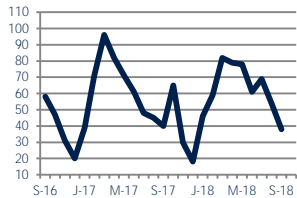
Focus On: Roxshire and Reeds Landing Housing Market

September 2018

Zip Code(s): 23113

New Listings

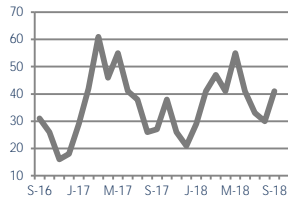
38



Down -5%
Vs. Year Ago

Current Contracts

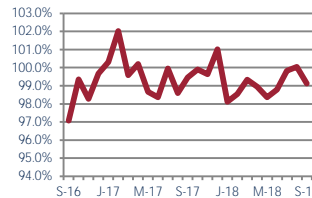
41



Up 52%
Vs. Year Ago

Sold Vs. List Price

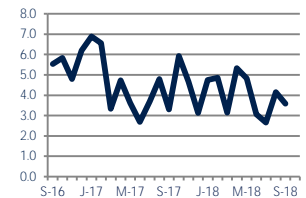
99.1%



No Change
Vs. Year Ago

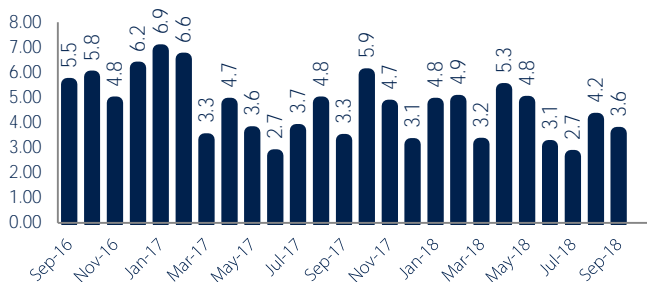
Months of Supply

3.6



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.6 months of supply available in Roxshire and Reeds Landing, compared to 3.3 in September 2017. That is an increase of 8% versus a year ago.

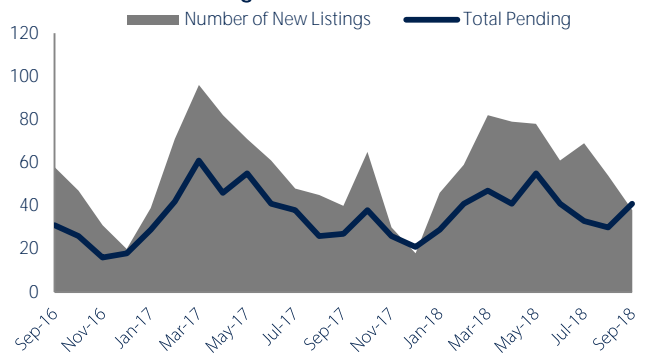
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

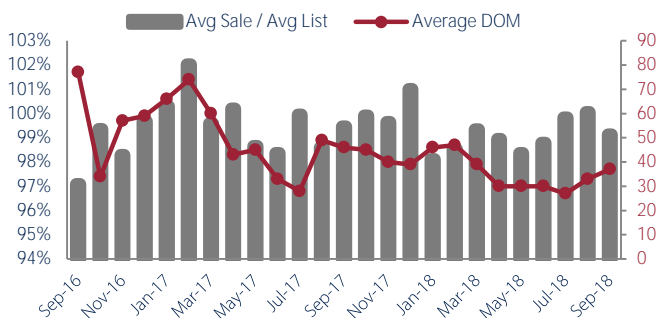
This month there were 38 homes newly listed for sale in Roxshire and Reeds Landing compared to 40 in September 2017, a decrease of 5%.

There were 41 current contracts pending sale this September compared to 27 a year ago. The number of current contracts is 52% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Roxshire and Reeds Landing was 99.1% 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 37, lower than the average last year, which was 46, a decrease of 20%.



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