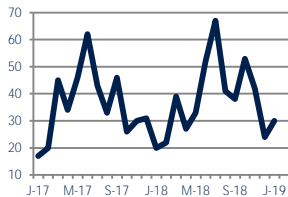


Zip Code(s): 23113

Units Sold

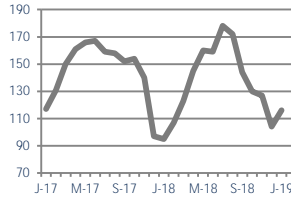
30



Up
Vs. Year Ago

Active Inventory

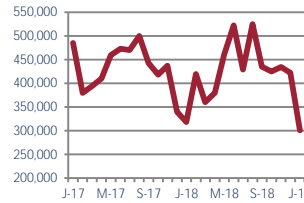
116



Up 22%
Vs. Year Ago

Median Sale Price

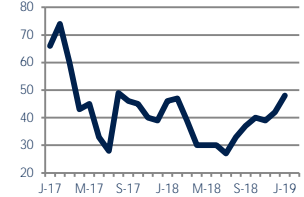
\$300,852



Down
Vs. Year Ago

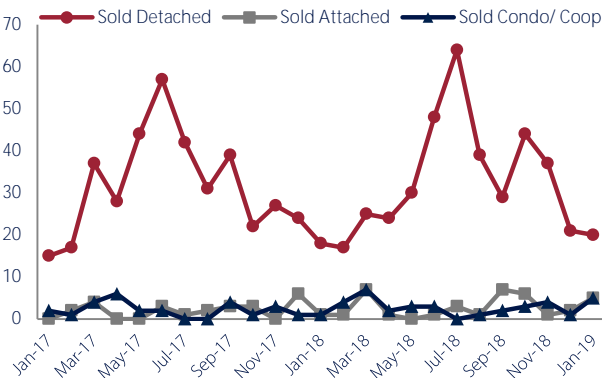
Days On Market

48



Up 4%
Vs. Year Ago

Units Sold*



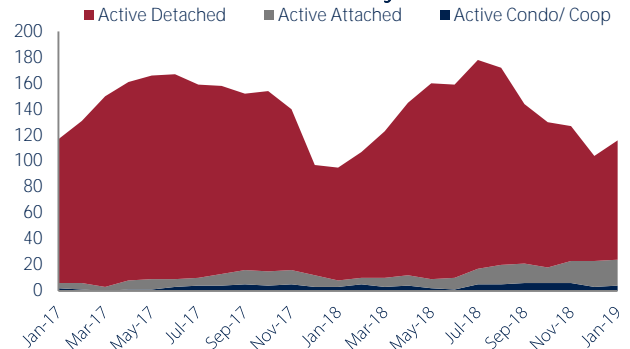
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 30 sold this month in Roxshire and Reeds Landing. This month's total units sold was higher than at this time last year, an increase from January 2018.

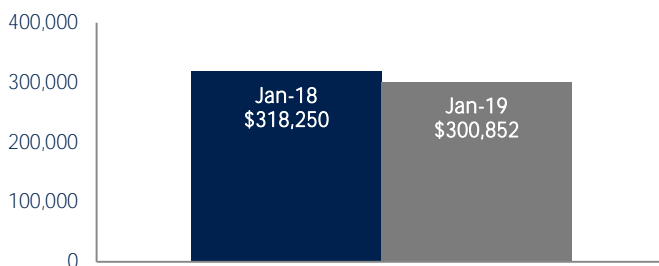
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 22%. The total number of active inventory this January was 116 compared to 95 in January 2018. This month's total of 116 is higher than the previous month's total supply of available inventory of 104, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Roxshire and Reeds Landing Homes was \$318,250. This January, the median sale price was \$300,852, a decrease of \$17,398 compared to last year. The current median sold price is 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.

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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CHRISTIE'S
INTERNATIONAL REAL ESTATE



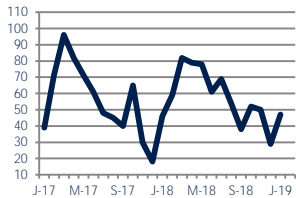
Focus On: Roxshire and Reeds Landing Housing Market

January 2019

Zip Code(s): 23113

New Listings

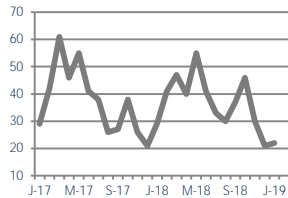
47



Up 2%
Vs. Year Ago

Current Contracts

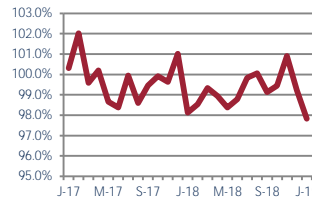
22



Down -24%
Vs. Year Ago

Sold Vs. List Price

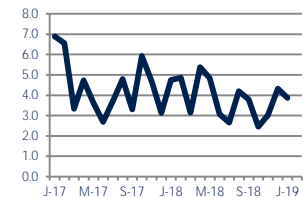
97.8%



No Change
Vs. Year Ago

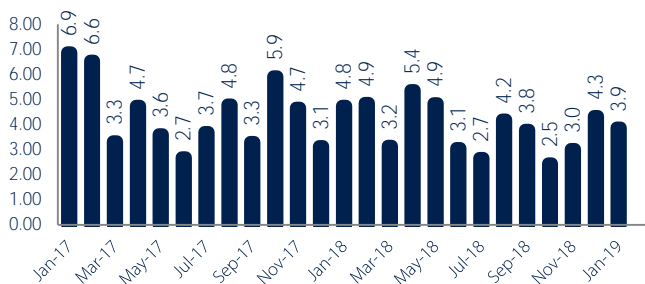
Months of Supply

3.9



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

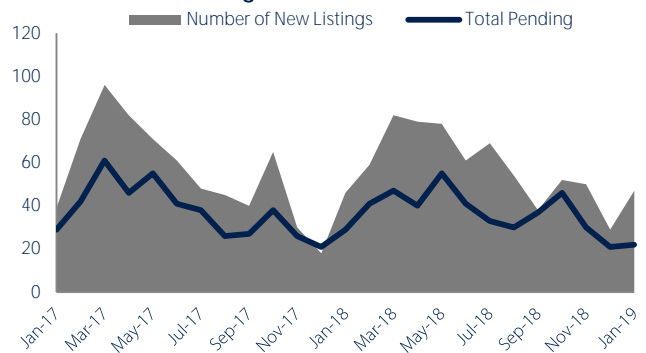
In January, there was 3.9 months of supply available in Roxshire and Reeds Landing, compared to 4.8 in January 2018. That is a decrease of 19% versus a year ago.

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.

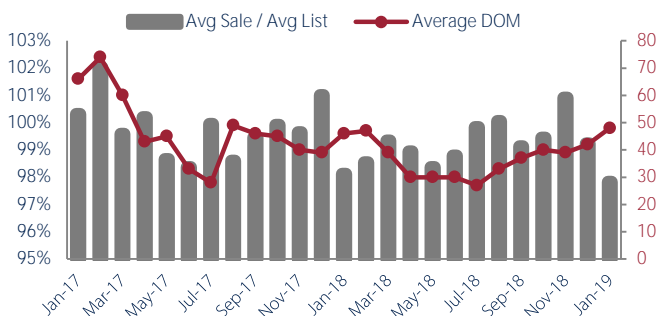
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Roxshire and Reeds Landing compared to 46 in January 2018, an increase of 2%. There were 22 current contracts pending sale this January compared to 29 a year ago. The number of current contracts is 24% lower 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 Roxshire and Reeds Landing was 97.8% 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 48, higher than the average last year, which was 46, an increase of 4%.



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