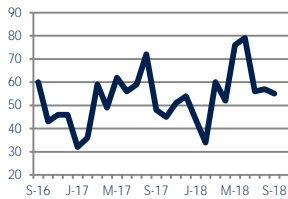


Units Sold

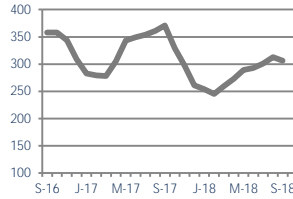
55



Up 15%
Vs. Year Ago

Active Inventory

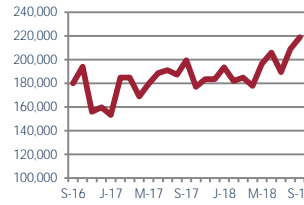
306



Down -18%
Vs. Year Ago

Median Sale Price

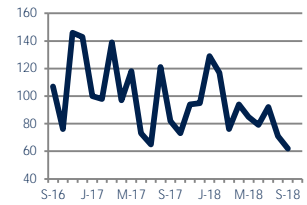
\$219,000



Up 10%
Vs. Year Ago

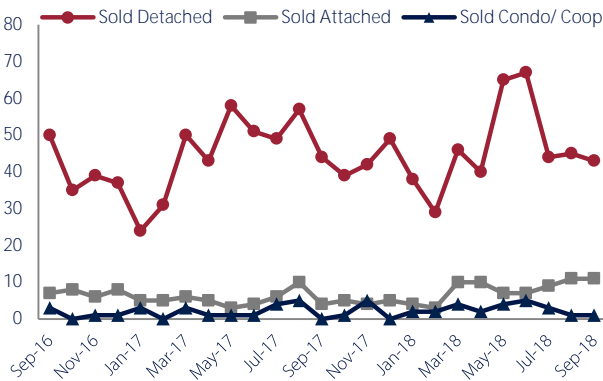
Days On Market

62



Down -24%
Vs. Year Ago

Units Sold*



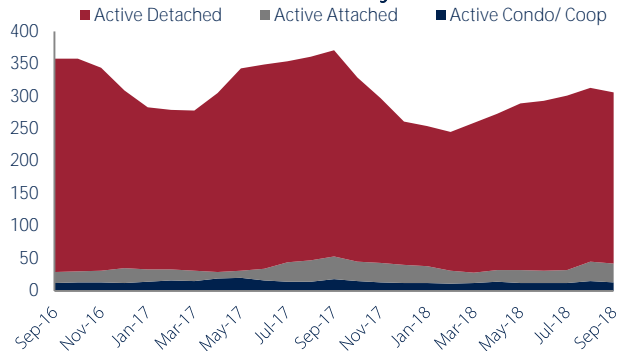
Units Sold

There was a decrease in total units sold in September, with 55 sold this month in Shenandoah County versus 57 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 15% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 18%. The total number of active inventory this September was 306 compared to 371 in September 2017. This month's total of 306 is lower than the previous month's total supply of available inventory of 313, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Shenandoah County Homes was \$199,500. This September, the median sale price was \$219,000, an increase of 10% or \$19,500 compared to last year. The current median sold price is 5% higher 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.

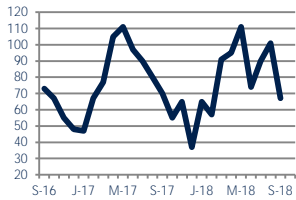


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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 MRIS or Long & Foster Real Estate, Inc.



New Listings

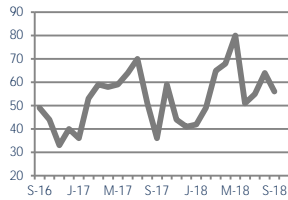
67



Down -4%
Vs. Year Ago

Current Contracts

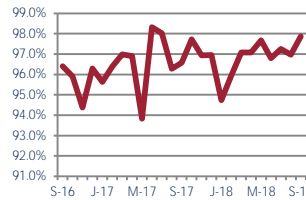
56



Up 56%
Vs. Year Ago

Sold Vs. List Price

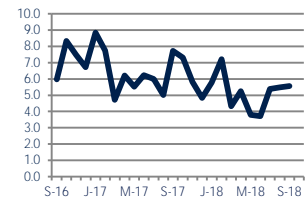
97.9%



Up 1.3%
Vs. Year Ago

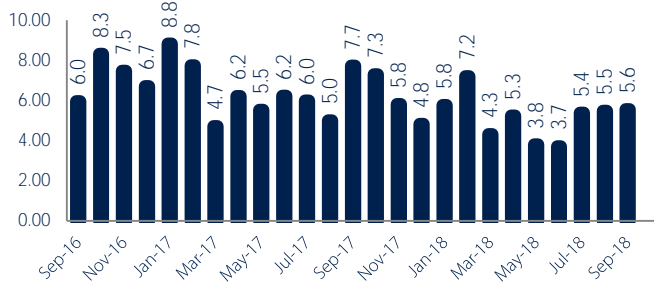
Months of Supply

5.6



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

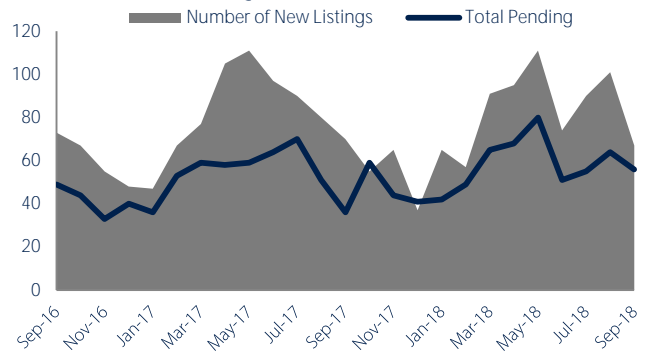
In September, there was 5.6 months of supply available in Shenandoah County, compared to 7.7 in September 2017. That is a decrease of 28% versus a year ago.

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.

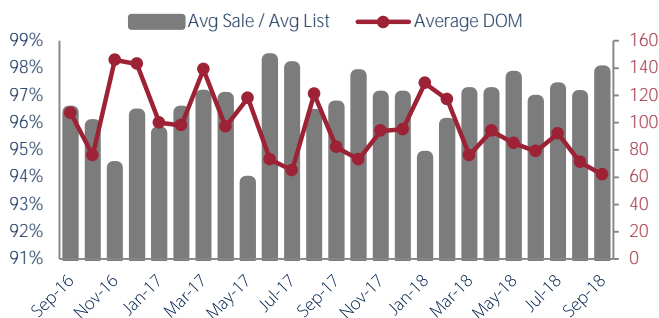
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Shenandoah County compared to 70 in September 2017, a decrease of 4%. There were 56 current contracts pending sale this September compared to 36 a year ago. The number of current contracts is 56% 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 Shenandoah County was 97.9% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 62, lower than the average last year, which was 82, a decrease of 24%.



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