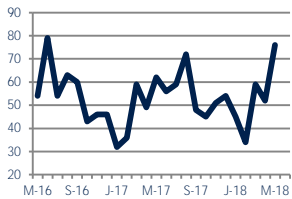




### Units Sold

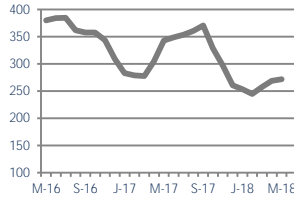
76



Up 23%  
Vs. Year Ago

### Active Inventory

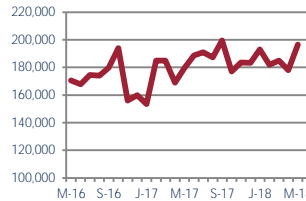
272



Down -21%  
Vs. Year Ago

### Median Sale Price

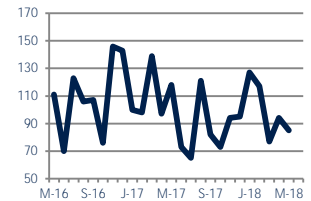
\$196,500



Up 10%  
Vs. Year Ago

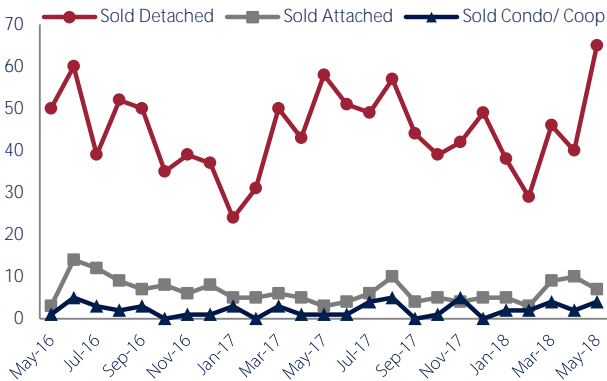
### Days On Market

85



Down -28%  
Vs. Year Ago

### Units Sold\*



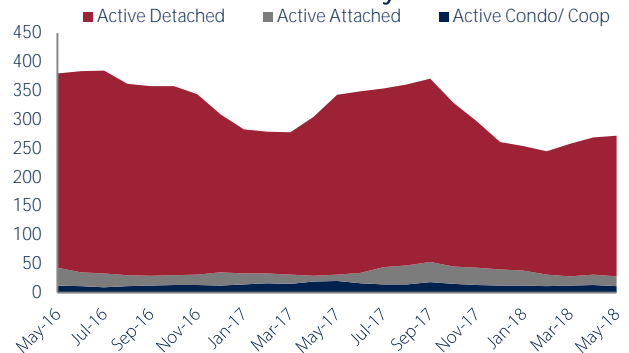
### Units Sold

There was an increase in total units sold in May, with 76 sold this month in Shenandoah County. 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 lower by 71 units or 21%. The total number of active inventory this May was 272 compared to 343 in May 2017. This month's total of 272 is higher than the previous month's total supply of available inventory of 269, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Shenandoah County Homes was \$179,450. This May, the median sale price was \$196,500, an increase of 10% or \$17,050 compared to last year. The current median sold price is 10% 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.

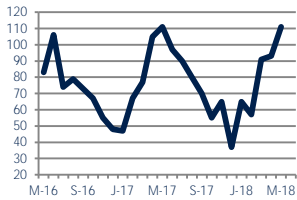


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

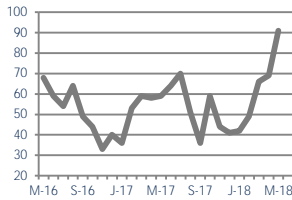
111



No Change  
Vs. Year Ago

### Current Contracts

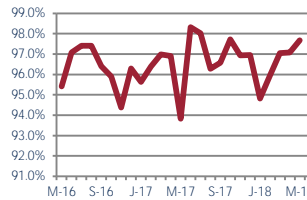
91



Up 54%  
Vs. Year Ago

### Sold Vs. List Price

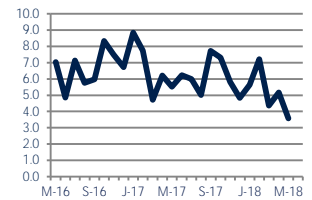
97.7%



Up 4.1%  
Vs. Year Ago

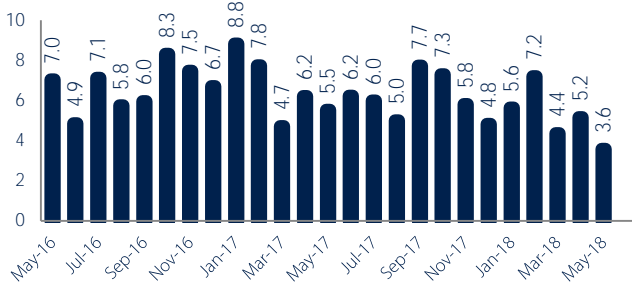
### Months of Supply

3.6



Down -35%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

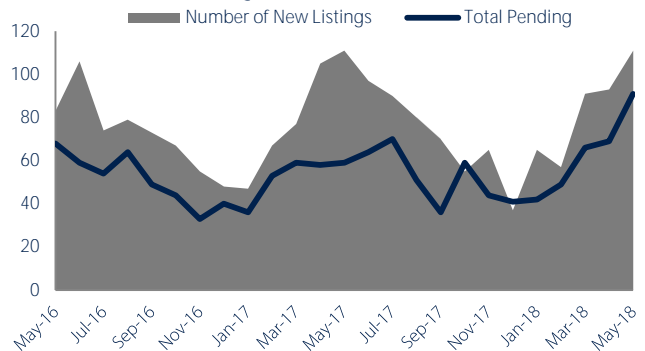
In May, there was 3.6 months of supply available in Shenandoah County, compared to 5.5 in May 2017. That is a decrease of 35% versus a year ago.

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.

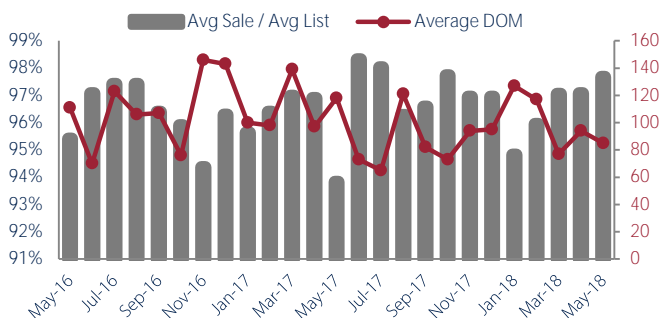
### New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Shenandoah County, which is similar to the amount in May 2017. There were 91 current contracts pending sale this May compared to 59 a year ago. The number of current contracts is 54% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Shenandoah County was 97.7% of the average list price, which is 3.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 85, lower than the average last year, which was 118, a decrease of 28%.



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