



# The Long & Foster Market Minute™

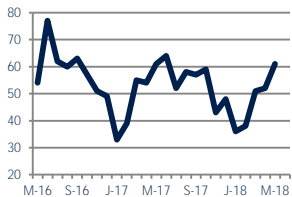
Focus On: Snell, Spotsylvania, and Partlow Housing Market

May 2018

Zip Code(s): 22553, 22551 and 22534

## Units Sold

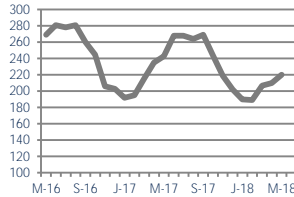
61



No Change  
Vs. Year Ago

## Active Inventory

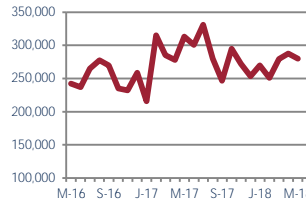
220



Down -9%  
Vs. Year Ago

## Median Sale Price

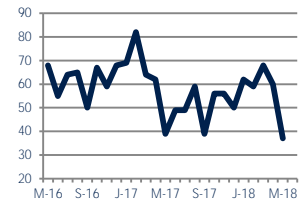
\$280,000



Down -11%  
Vs. Year Ago

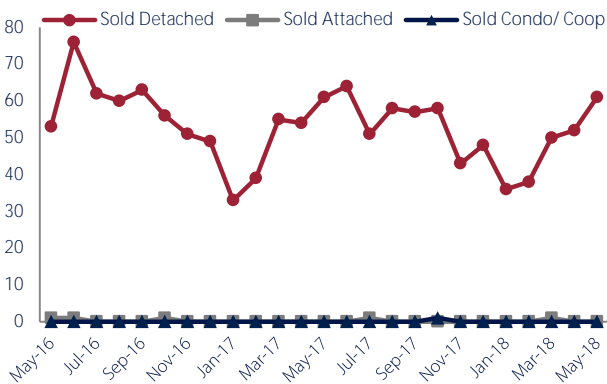
## Days On Market

37



Down -5%  
Vs. Year Ago

### Units Sold\*



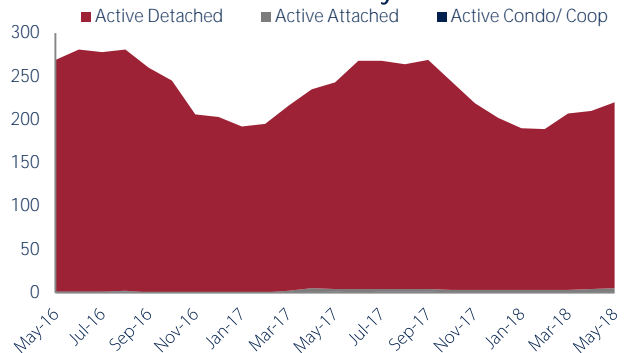
## Units Sold

There was an increase in total units sold in May, with 61 sold this month in Snell, Spotsylvania, and Partlow, an increase of 17%. This month's total units sold is similar compared to a year ago.

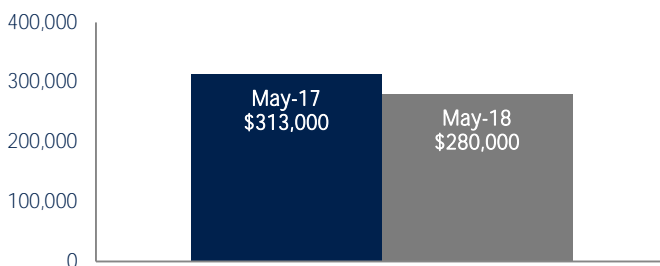
## Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 9%. The total number of active inventory this May was 220 compared to 243 in May 2017. This month's total of 220 is higher than the previous month's total supply of available inventory of 210, an increase of 5%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Snell, Spotsylvania, and Partlow Homes was \$313,000. This May, the median sale price was \$280,000, a decrease of 11% or \$33,000 compared to last year. The current median sold price is 3% lower 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.



Snell, Spotsylvania, and Partlow are defined as properties listed in zip code/s 22553, 22551 and 22534.

\*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.



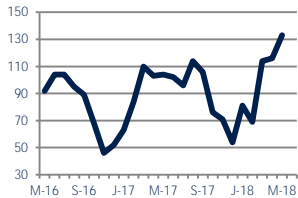
**Focus On:** Snell, Spotsylvania, and Partlow Housing Market

May 2018

Zip Code(s): 22553, 22551 and 22534

**New Listings**

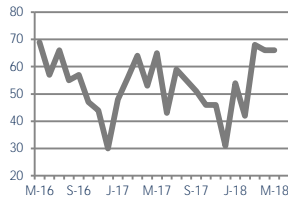
133



**Up 28%**  
Vs. Year Ago

**Current Contracts**

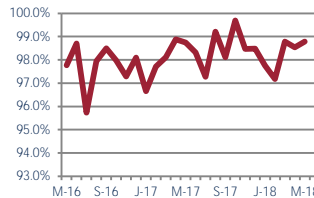
66



**Up 2%**  
Vs. Year Ago

**Sold Vs. List Price**

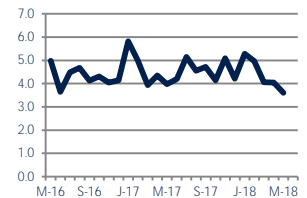
98.8%



**No Change**  
Vs. Year Ago

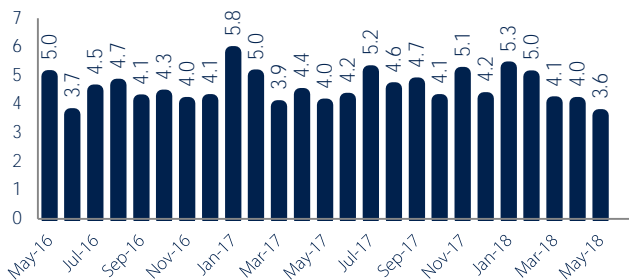
**Months of Supply**

3.6



**Down -9%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

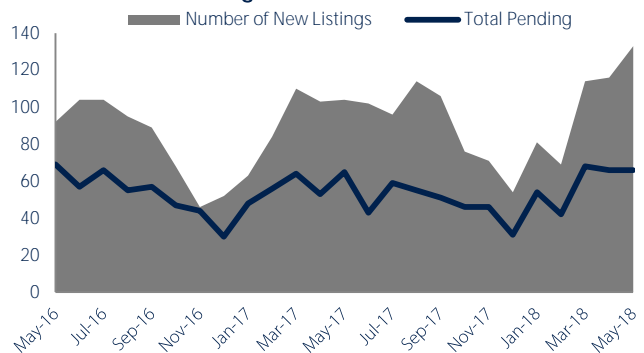
In May, there was 3.6 months of supply available in Snell, Spotsylvania, and Partlow, compared to 4.0 in May 2017. That is a decrease of 9% versus a year ago.

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.

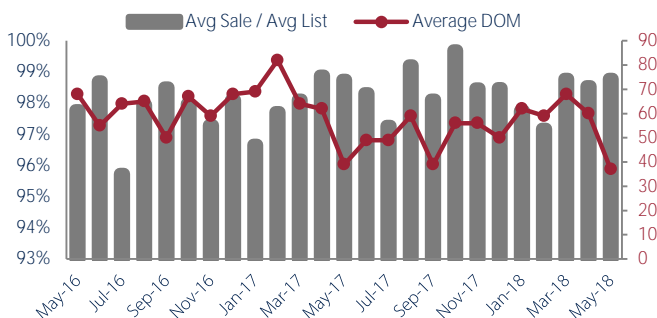
**New Listings & Current Contracts**

This month there were 133 homes newly listed for sale in Snell, Spotsylvania, and Partlow compared to 104 in May 2017, an increase of 28%. There were 66 current contracts pending sale this May compared to 65 a year ago. The number of current contracts remained stable as compared to last May.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Snell, Spotsylvania, and Partlow was 98.8% 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 37, lower than the average last year, which was 39, a decrease of 5%.



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