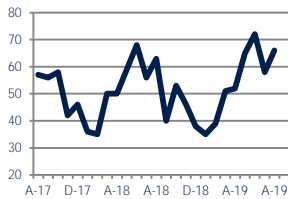


Zip Code(s): 22553, 22551 and 22534

Units Sold

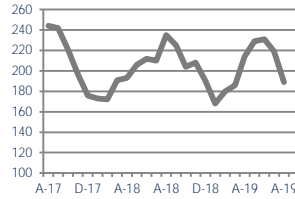
66



Up 5%
Vs. Year Ago

Active Inventory

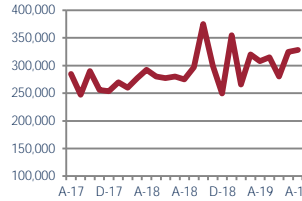
189



Down -20%
Vs. Year Ago

Median Sale Price

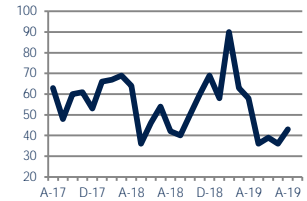
\$328,450



Up 19%
Vs. Year Ago

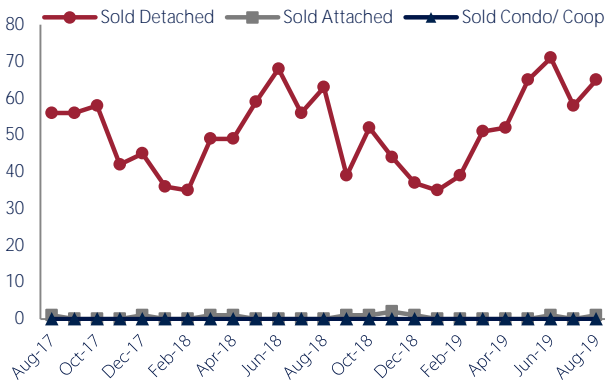
Days On Market

43



Up 2%
Vs. Year Ago

Units Sold*



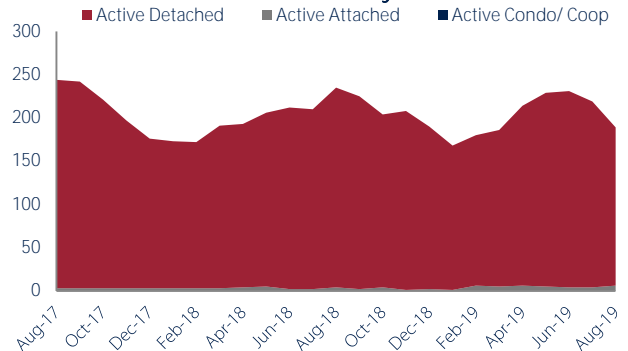
Units Sold

There was an increase in total units sold in August, with 66 sold this month in Snell, Spotsylvania, and Partlow versus 58 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 5% versus August 2018.

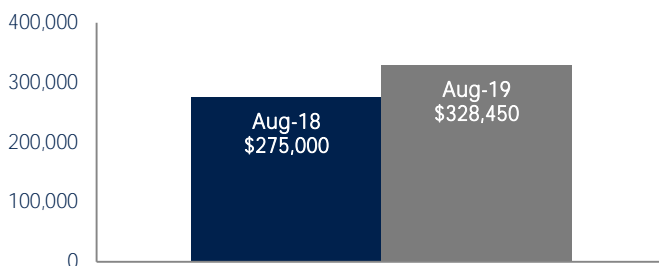
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 20%. The total number of active inventory this August was 189 compared to 235 in August 2018. This month's total of 189 is lower than the previous month's total supply of available inventory of 219, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Snell, Spotsylvania, and Partlow Homes was \$275,000. This August, the median sale price was \$328,450, an increase of 19% or \$53,450 compared to last year. The current median sold price is 1% higher than in July.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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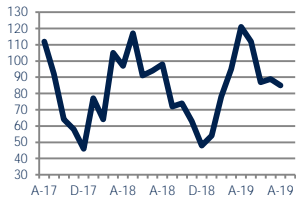
Focus On: Snell, Spotsylvania, and Partlow Housing Market

August 2019

Zip Code(s): 22553, 22551 and 22534

New Listings

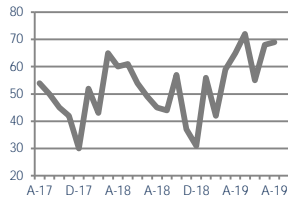
85



Down -13%
Vs. Year Ago

Current Contracts

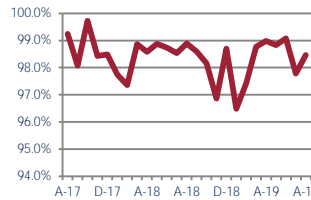
69



Up 53%
Vs. Year Ago

Sold Vs. List Price

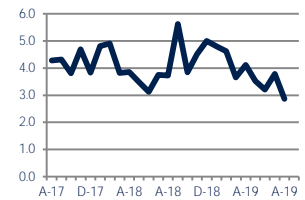
98.5%



No Change
Vs. Year Ago

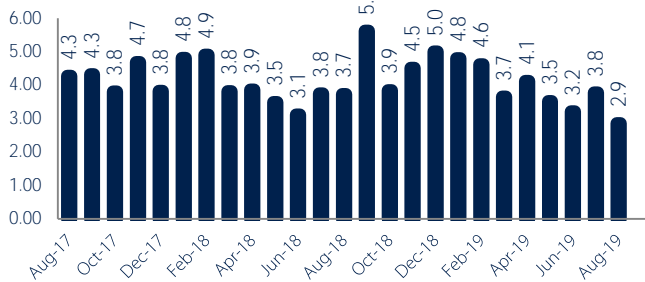
Months of Supply

2.9



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

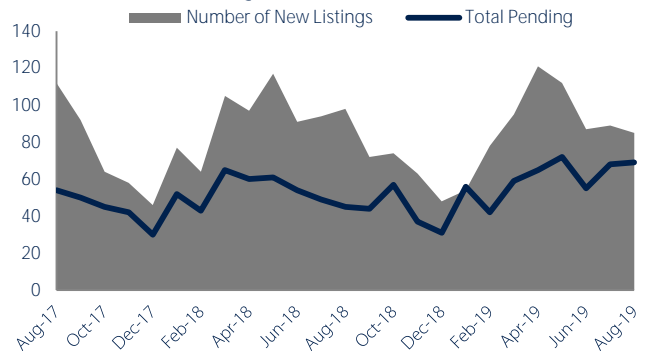
In August, there was 2.9 months of supply available in Snell, Spotsylvania, and Partlow, compared to 3.7 in August 2018. That is a decrease of 23% versus a year ago.

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.

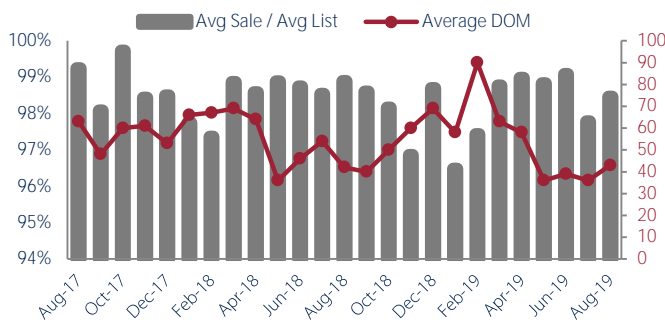
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Snell, Spotsylvania, and Partlow compared to 98 in August 2018, a decrease of 13%. There were 69 current contracts pending sale this August compared to 45 a year ago. The number of current contracts is 53% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Snell, Spotsylvania, and Partlow was 98.5% 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 43, higher than the average last year, which was 42, an increase of 2%.



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