



# The Long & Foster Market Minute™

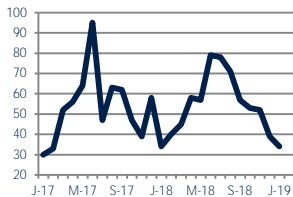
Focus On: Southern Mechanicsville Housing Market

January 2019

Zip Code(s): 23111

## Units Sold

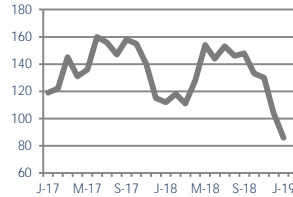
34



No Change  
Vs. Year Ago

## Active Inventory

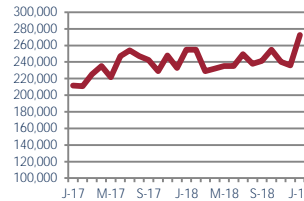
86



Down -23%  
Vs. Year Ago

## Median Sale Price

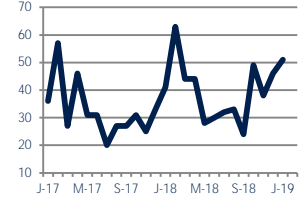
\$272,475



Up 7%  
Vs. Year Ago

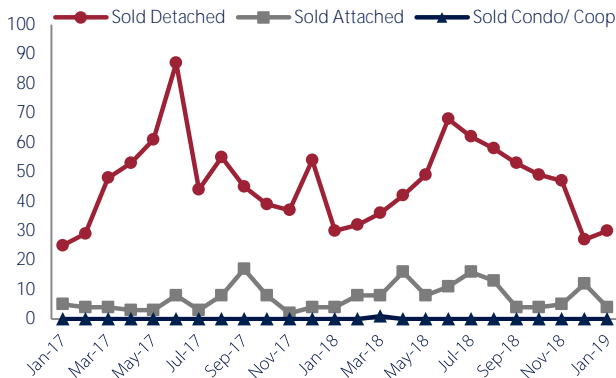
## Days On Market

51



Up 24%  
Vs. Year Ago

## Units Sold\*



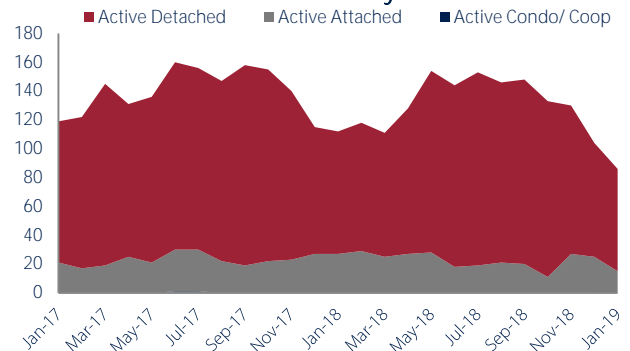
## Units Sold

There was a decrease in total units sold in January, with 34 sold this month in Southern Mechanicsville, a decrease of 13%. This month's total units sold is similar compared to a year ago.

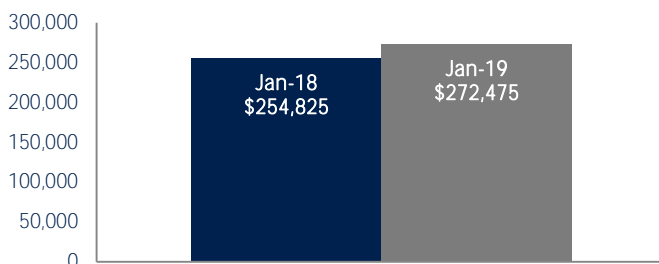
## Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 23%. The total number of active inventory this January was 86 compared to 112 in January 2018. This month's total of 86 is lower than the previous month's total supply of available inventory of 104, a decrease of 17%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Southern Mechanicsville Homes was \$254,825. This January, the median sale price was \$272,475, an increase of 7% or \$17,650 compared to last year. The current median sold price is 15% higher 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.

Southern Mechanicsville are defined as properties listed in zip code/s 23111.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





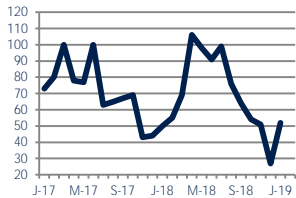
## Focus On: Southern Mechanicsville Housing Market

January 2019

Zip Code(s): 23111

### New Listings

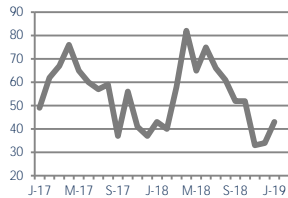
52



Up 4%  
Vs. Year Ago

### Current Contracts

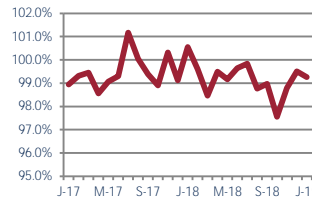
43



No Change  
Vs. Year Ago

### Sold Vs. List Price

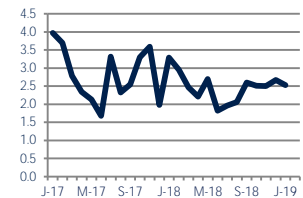
99.3%



Down -1.3%  
Vs. Year Ago

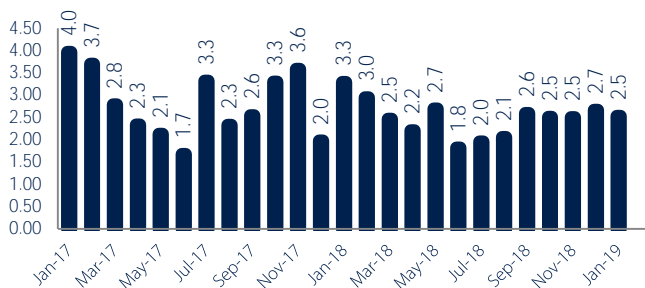
### Months of Supply

2.5



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

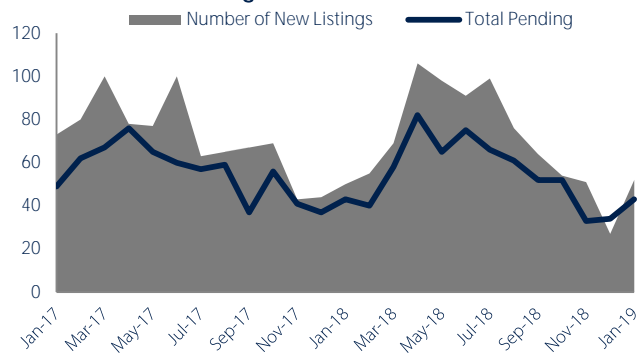
In January, there was 2.5 months of supply available in Southern Mechanicsville, compared to 3.3 in January 2018. That is a decrease of 23% versus a year ago.

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.

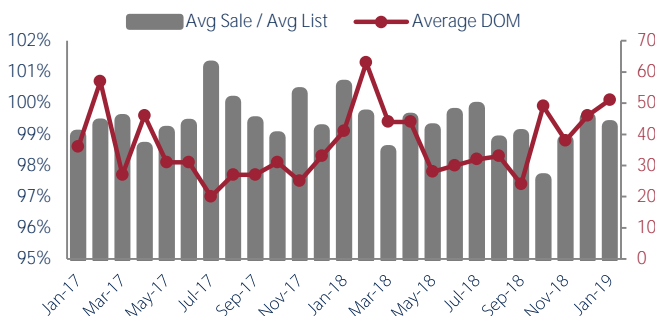
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Southern Mechanicsville compared to 50 in January 2018, an increase of 4%. There were 43 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 26% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Southern Mechanicsville was 99.3% of the average list price, which is 1.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 41, an increase of 24%.



Southern Mechanicsville are defined as properties listed in zip code/s 23111.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

