

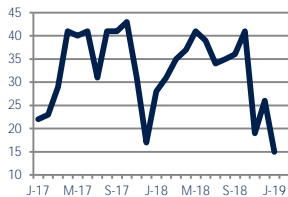
## Focus On: Stephens City Housing Market

January 2019

Zip Code(s): 22655

### Units Sold

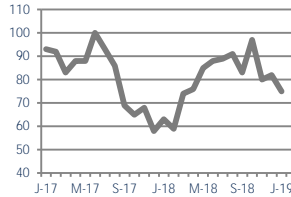
15



Down  
Vs. Year Ago

### Active Inventory

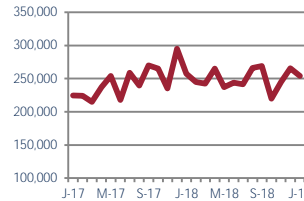
75



Up 19%  
Vs. Year Ago

### Median Sale Price

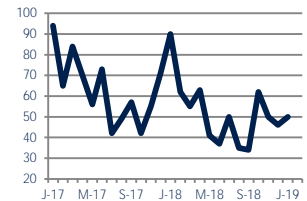
\$254,000



Down -1%  
Vs. Year Ago

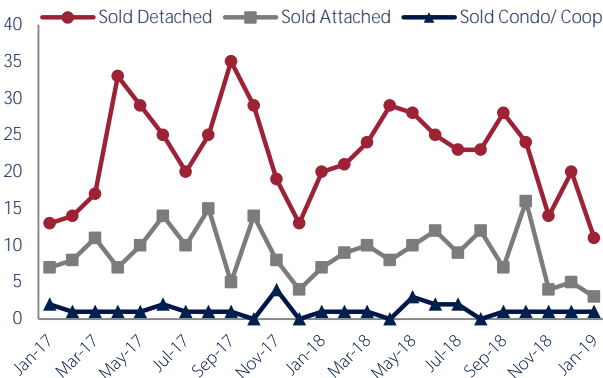
### Days On Market

50



Down -44%  
Vs. Year Ago

### Units Sold\*



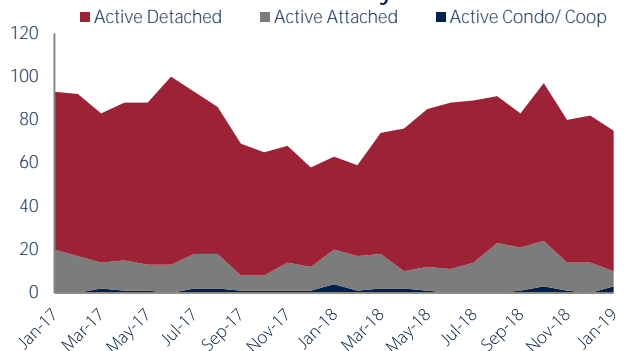
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 15 sold this month in Stephens City. This month's total units sold was lower than at this time last year, a decrease from January 2018.

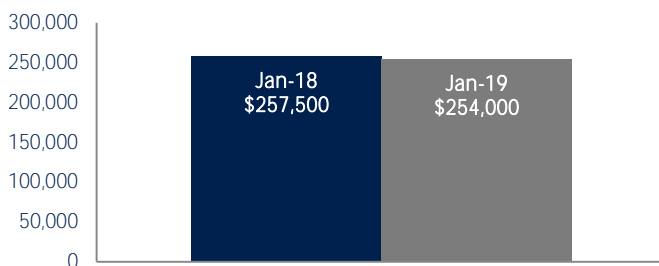
### Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 19%. The total number of active inventory this January was 75 compared to 63 in January 2018. This month's total of 75 is lower than the previous month's total supply of available inventory of 82, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Stephens City Homes was \$257,500. This January, the median sale price was \$254,000, a decrease of 1% or \$3,500 compared to last year. The current median sold price is 4% lower 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.



Stephens City are defined as properties listed in zip code/s 22655.

\*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.





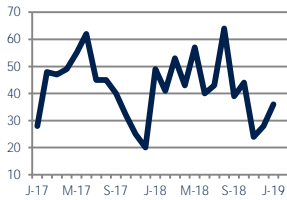
## Focus On: Stephens City Housing Market

January 2019

Zip Code(s): 22655

### New Listings

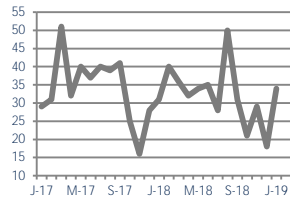
36



Down -27%  
Vs. Year Ago

### Current Contracts

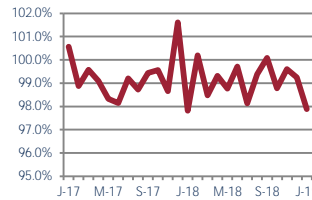
34



Up 10%  
Vs. Year Ago

### Sold Vs. List Price

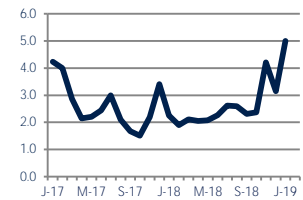
97.9%



No Change  
Vs. Year Ago

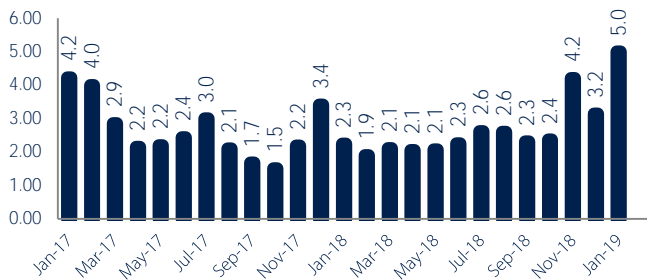
### Months of Supply

5.0



Up 122%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

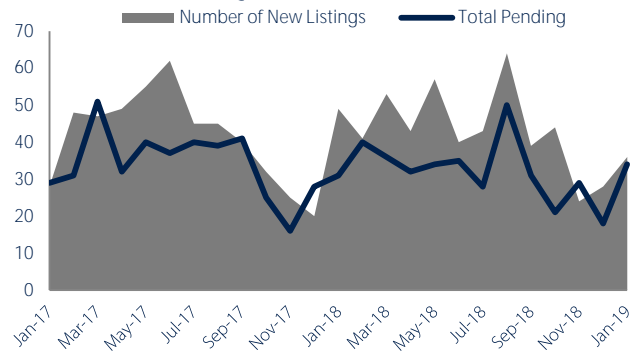
In January, there was 5.0 months of supply available in Stephens City, compared to 2.3 in January 2018. That is an increase of 122% versus a year ago.

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.

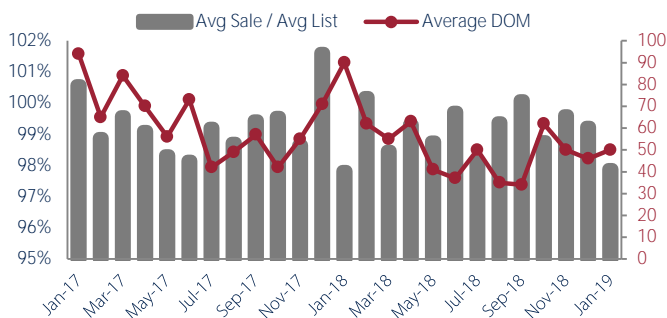
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Stephens City compared to 49 in January 2018, a decrease of 27%. There were 34 current contracts pending sale this January compared to 31 a year ago. The number of current contracts is 10% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Stephens City was 97.9% 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 50, lower than the average last year, which was 90, a decrease of 44%.



Stephens City are defined as properties listed in zip code/s 22655.

\*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.

