



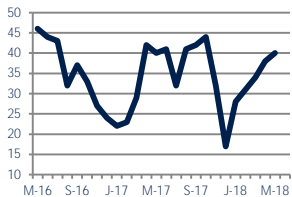
Focus On: Stephens City Housing Market

May 2018

Zip Code(s): 22655

Units Sold

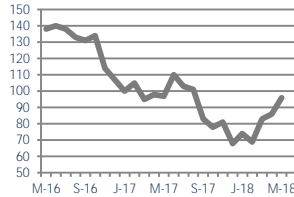
40



No Change
Vs. Year Ago

Active Inventory

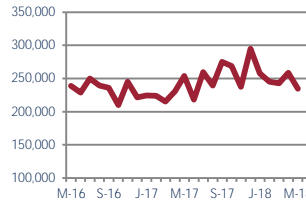
96



Down -1%
Vs. Year Ago

Median Sale Price

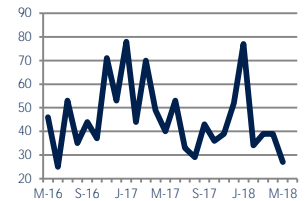
\$234,500



Down -8%
Vs. Year Ago

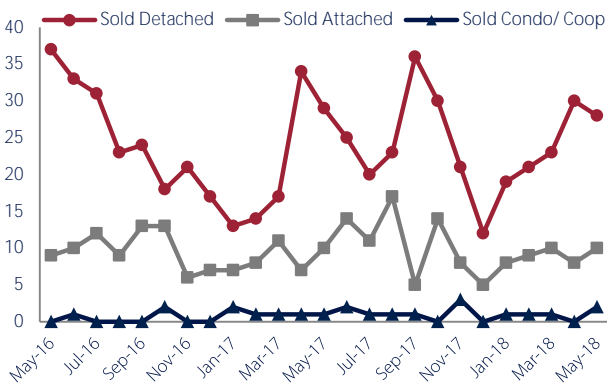
Days On Market

27



Down -32%
Vs. Year Ago

Units Sold*



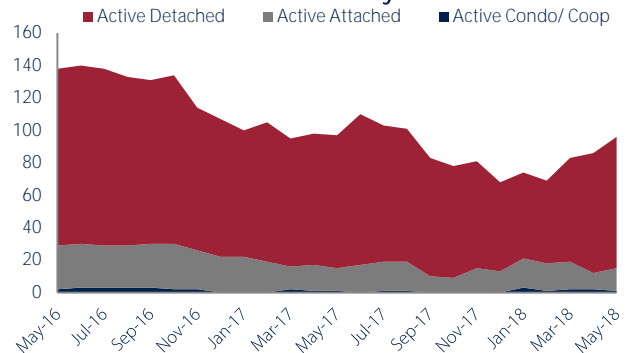
Units Sold

There was an increase in total units sold in May, with 40 sold this month in Stephens City, an increase of 5%. This month's total units sold is similar compared to a year ago.

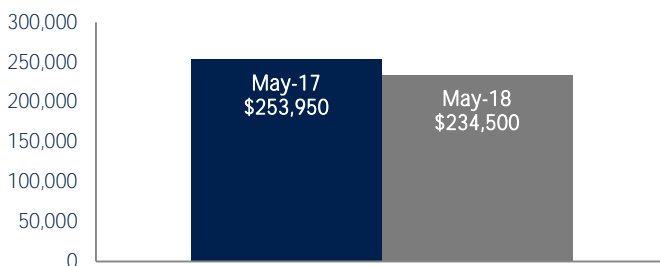
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this May was 96 compared to 97 in May 2017. This month's total of 96 is higher than the previous month's total supply of available inventory of 86, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Stephens City Homes was \$253,950. This May, the median sale price was \$234,500, a decrease of 8% or \$19,450 compared to last year. The current median sold price is 9% 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.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



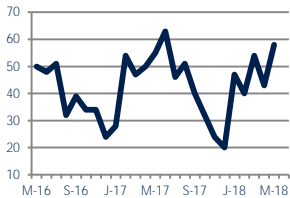
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May 2018

Zip Code(s): 22655

New Listings

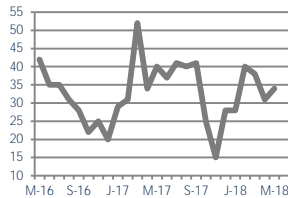
58



Up 5%
Vs. Year Ago

Current Contracts

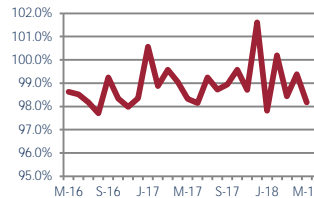
34



Down -15%
Vs. Year Ago

Sold Vs. List Price

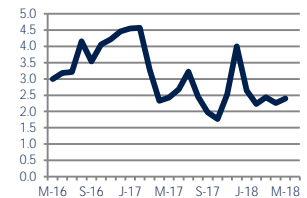
98.2%



No Change
Vs. Year Ago

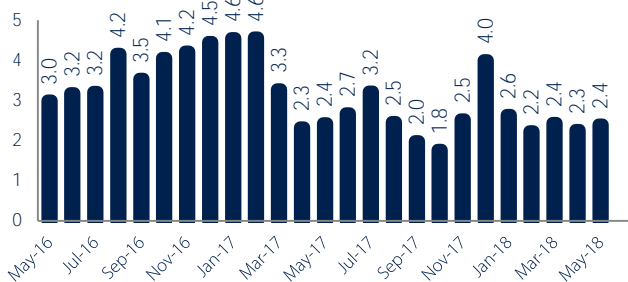
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

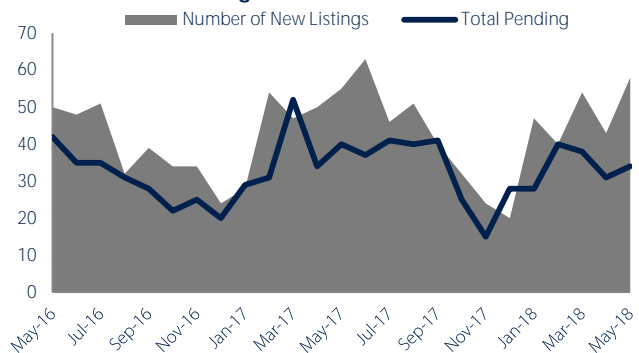
In May, there was 2.4 months of supply available in Stephens City. The amount of supply is similar compared to a year ago.

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.

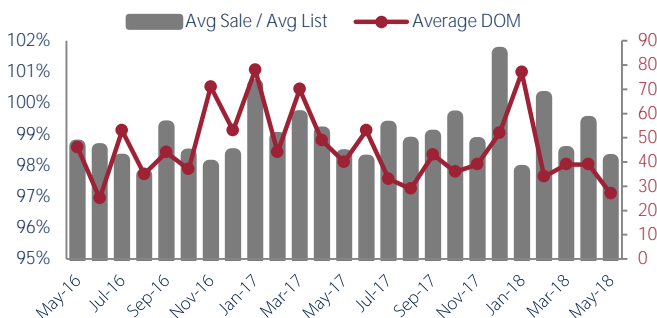
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Stephens City compared to 55 in May 2017, an increase of 5%. There were 34 current contracts pending sale this May compared to 40 a year ago. The number of current contracts is 15% lower 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 Stephens City was 98.2% 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 27, lower than the average last year, which was 40, a decrease of 33%.



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