

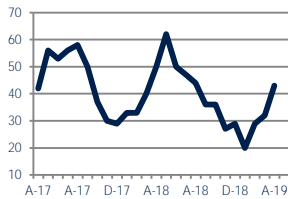
Focus On: Town of Culpeper Housing Market

April 2019

Zip Code(s): 22701

Units Sold

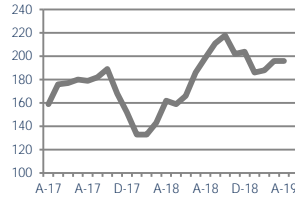
43



Down -14%
Vs. Year Ago

Active Inventory

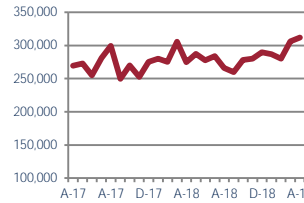
196



Up 21%
Vs. Year Ago

Median Sale Price

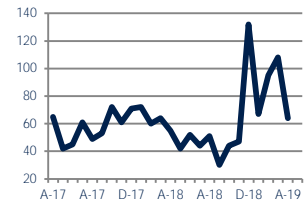
\$312,000



Up 13%
Vs. Year Ago

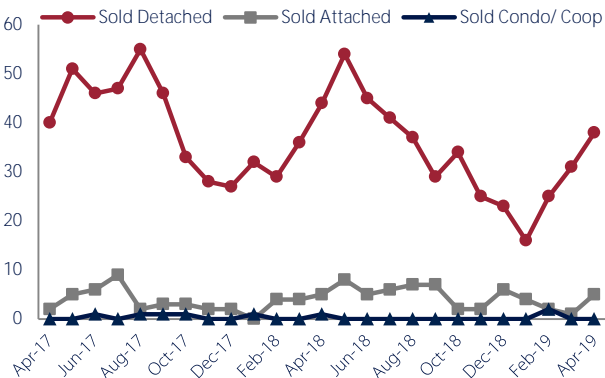
Days On Market

64



Up 16%
Vs. Year Ago

Units Sold*



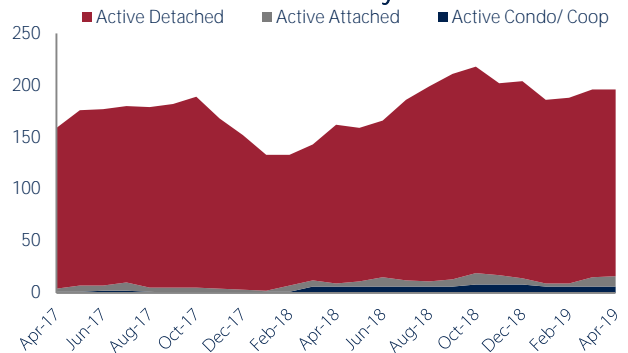
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Town of Culpeper versus 32 last month, an increase of 34%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2018.

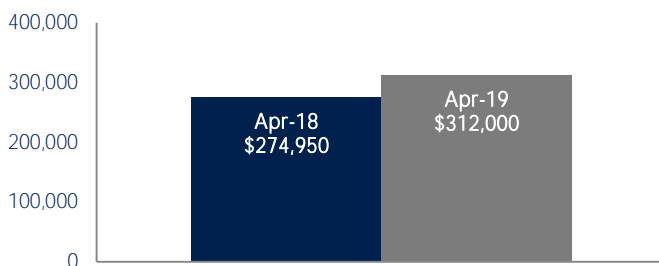
Active Inventory

Versus last year, the total number of homes available this month is higher by 34 units or 21%. The total number of active inventory this April was 196 compared to 162 in April 2018. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Town of Culpeper Homes was \$274,950. This April, the median sale price was \$312,000, an increase of 13% or \$37,050 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Town of Culpeper are defined as properties listed in zip code/s 22701.

*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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INTERNATIONAL REAL ESTATE



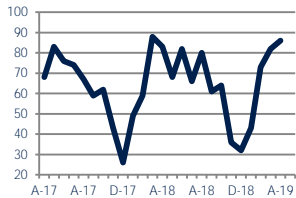
Focus On: Town of Culpeper Housing Market

April 2019

Zip Code(s): 22701

New Listings

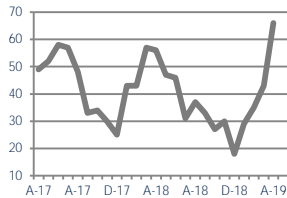
86



Up 4%
Vs. Year Ago

Current Contracts

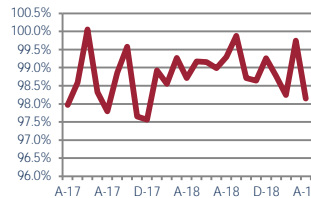
66



Up 18%
Vs. Year Ago

Sold Vs. List Price

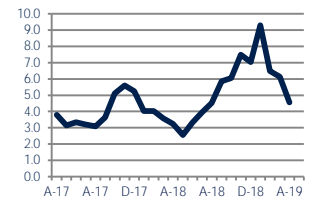
98.2%



Down -0.6%
Vs. Year Ago

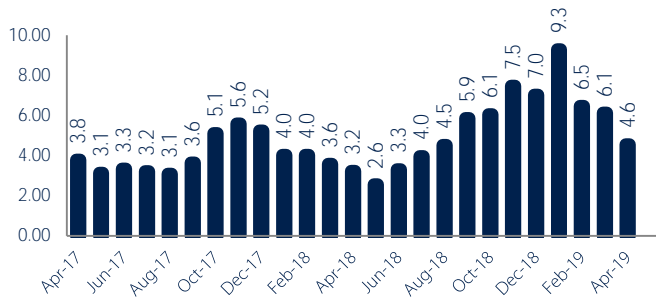
Months of Supply

4.6



Up 41%
Vs. Year Ago

Months Of Supply



Months of Supply

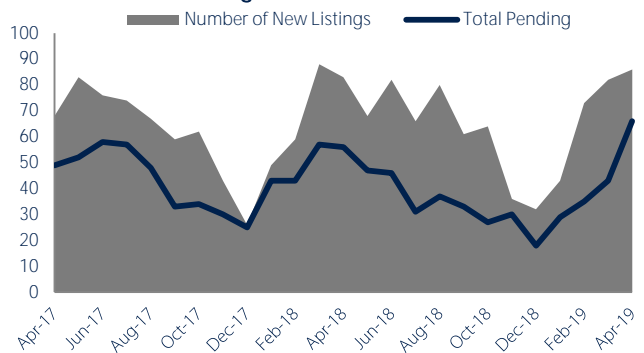
In April, there was 4.6 months of supply available in Town of Culpeper, compared to 3.2 in April 2018. That is an increase of 41% versus a year ago.

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.

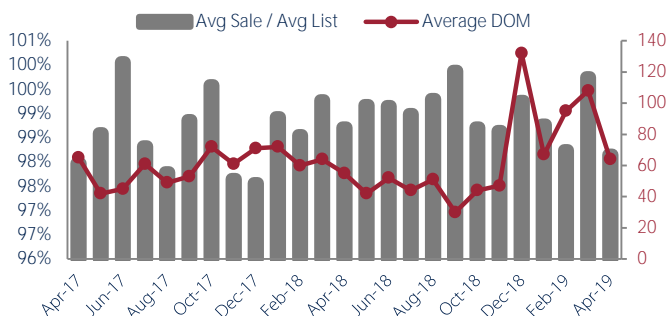
New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Town of Culpeper compared to 83 in April 2018, an increase of 4%. There were 66 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 18% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Town of Culpeper was 98.2% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 55, an increase of 16%.



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