



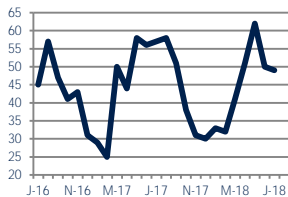
## Focus On: Town of Culpeper Housing Market

July 2018

Zip Code(s): 22701

### Units Sold

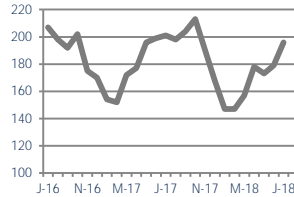
49



Down -14%  
Vs. Year Ago

### Active Inventory

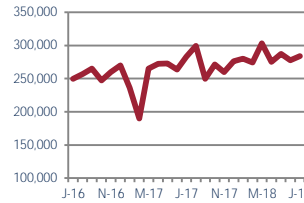
196



Down -2%  
Vs. Year Ago

### Median Sale Price

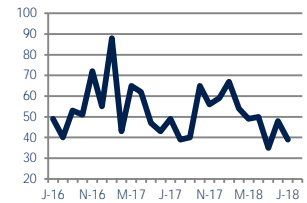
\$283,900



No Change  
Vs. Year Ago

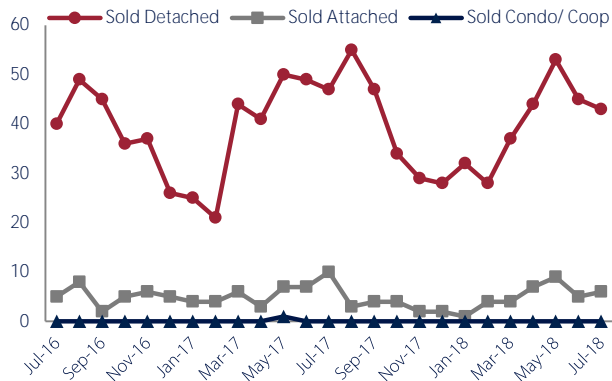
### Days On Market

39



Down -20%  
Vs. Year Ago

### Units Sold\*



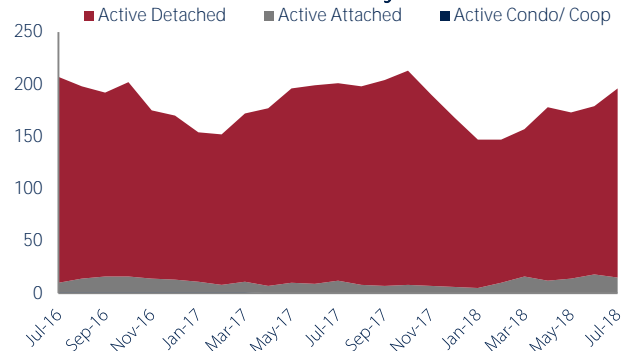
### Units Sold

There was a decrease in total units sold in July, with 49 sold this month in Town of Culpeper versus 50 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2017.

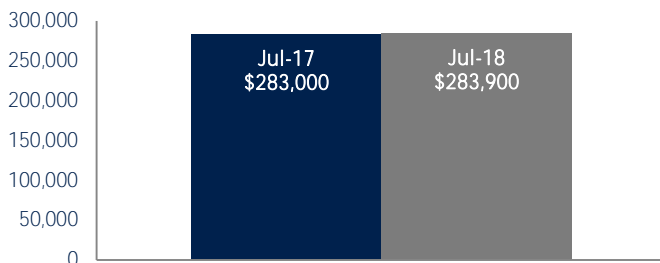
### Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 2%. The total number of active inventory this July was 196 compared to 201 in July 2017. This month's total of 196 is higher than the previous month's total supply of available inventory of 179, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Town of Culpeper Homes was \$283,000. This July, the median sale price was \$283,900, which is similar compared to a year ago. The current median sold price is 2% higher than in June.

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 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



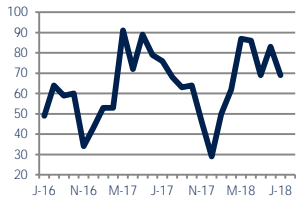
## Focus On: Town of Culpeper Housing Market

July 2018

Zip Code(s): 22701

### New Listings

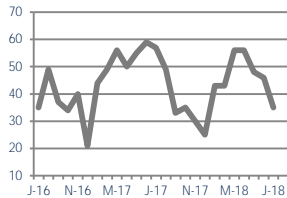
69



Down -9%  
Vs. Year Ago

### Current Contracts

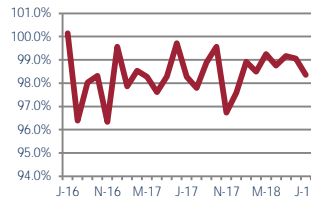
35



Down -39%  
Vs. Year Ago

### Sold Vs. List Price

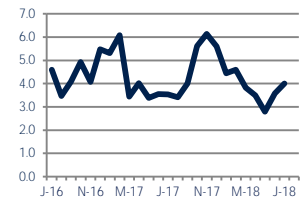
98.4%



No Change  
Vs. Year Ago

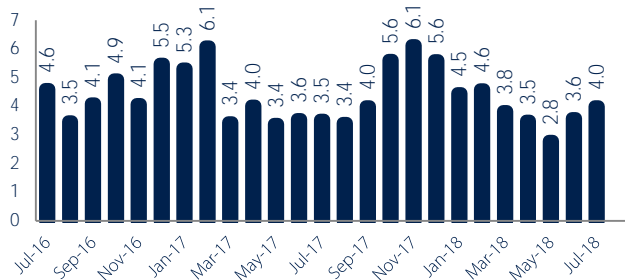
### Months of Supply

4.0



Up 13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

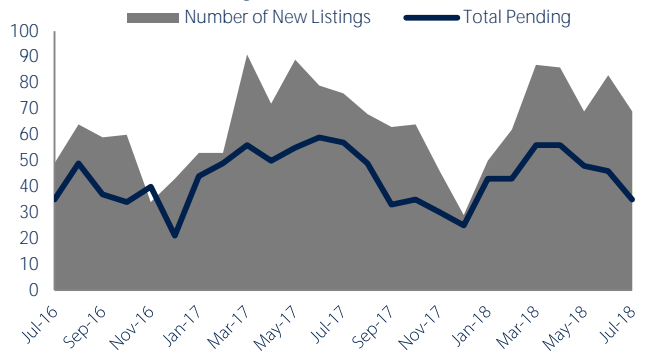
In July, there was 4.0 months of supply available in Town of Culpeper, compared to 3.5 in July 2017. That is an increase of 13% versus a year ago.

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.

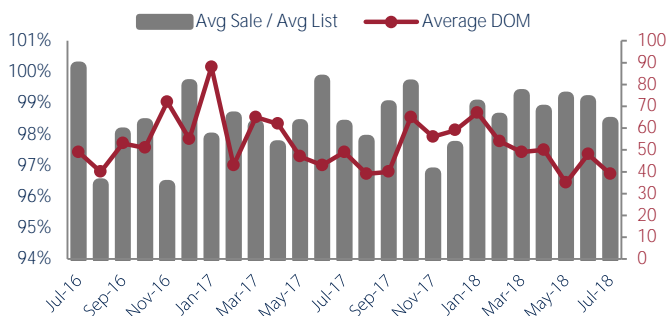
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Town of Culpeper compared to 76 in July 2017, a decrease of 9%. There were 35 current contracts pending sale this July compared to 57 a year ago. The number of current contracts is 39% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Town of Culpeper was 98.4% 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 39, lower than the average last year, which was 49, a decrease of 20%.



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