



The Long & Foster Market Minute™

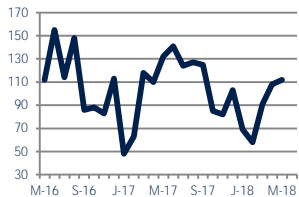
Focus On: Woodlake and Brandermill Housing Market

May 2018

Zip Code(s): 23112

Units Sold

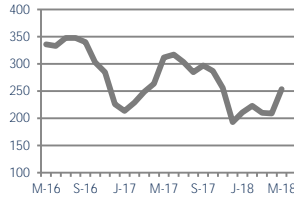
112



Down -15%
Vs. Year Ago

Active Inventory

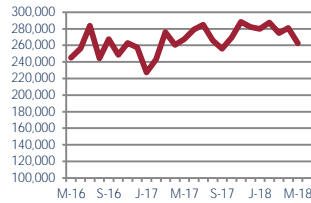
254



Down -19%
Vs. Year Ago

Median Sale Price

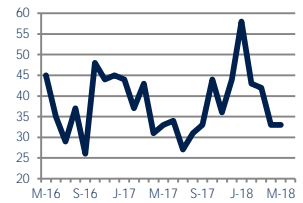
\$262,500



Down -2%
Vs. Year Ago

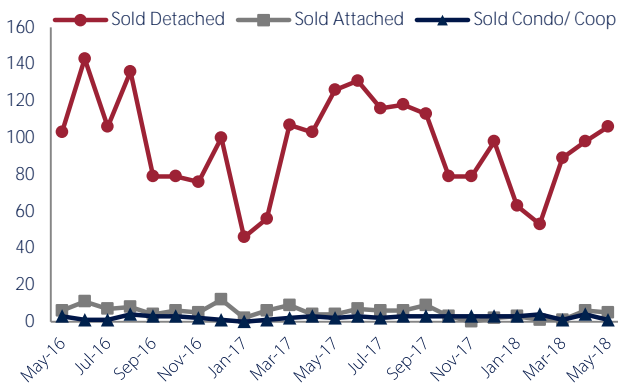
Days On Market

33



No Change
Vs. Year Ago

Units Sold*



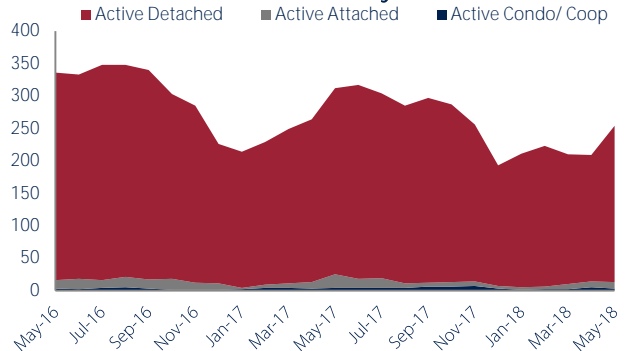
Units Sold

There was an increase in total units sold in May, with 112 sold this month in Woodlake and Brandermill versus 108 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 15% versus May 2017.

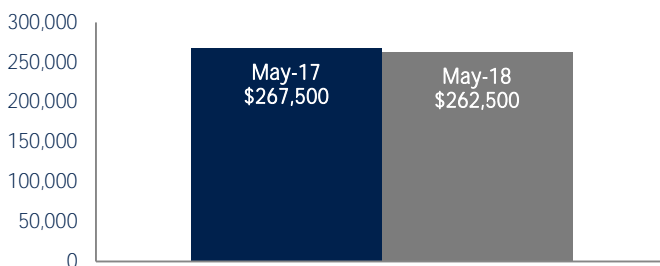
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 19%. The total number of active inventory this May was 254 compared to 312 in May 2017. This month's total of 254 is higher than the previous month's total supply of available inventory of 209, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Woodlake and Brandermill Homes was \$267,500. This May, the median sale price was \$262,500, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 7% 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.

Woodlake and Brandermill are defined as properties listed in zip code/s 23112.

*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.



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INTERNATIONAL REAL ESTATE



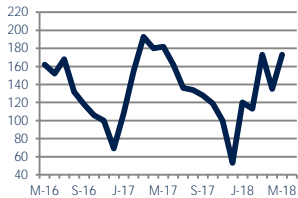
Focus On: Woodlake and Brandermill Housing Market

May 2018

Zip Code(s): 23112

New Listings

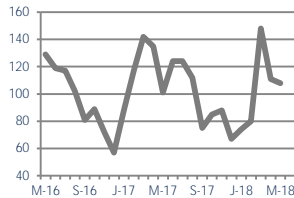
173



Down -5%
Vs. Year Ago

Current Contracts

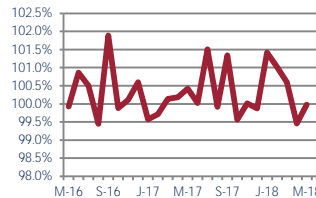
108



Up 7%
Vs. Year Ago

Sold Vs. List Price

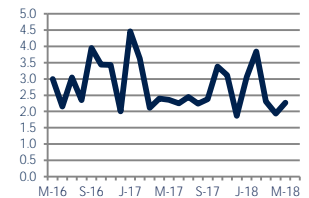
100.0%



No Change
Vs. Year Ago

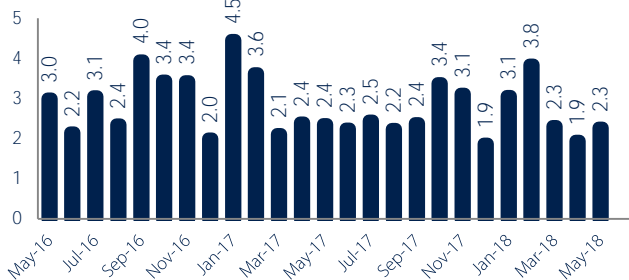
Months of Supply

2.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

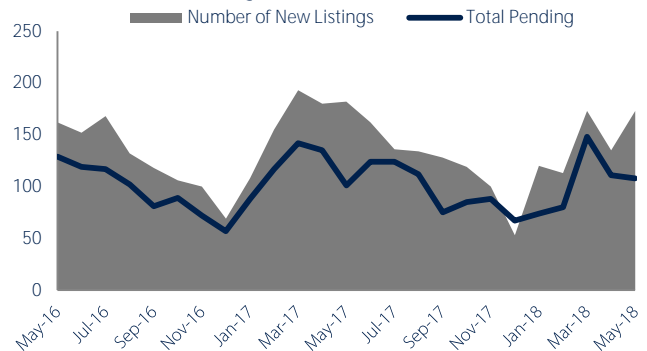
In May, there was 2.3 months of supply available in Woodlake and Brandermill. The amount of supply is similar compared to a year ago.

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.

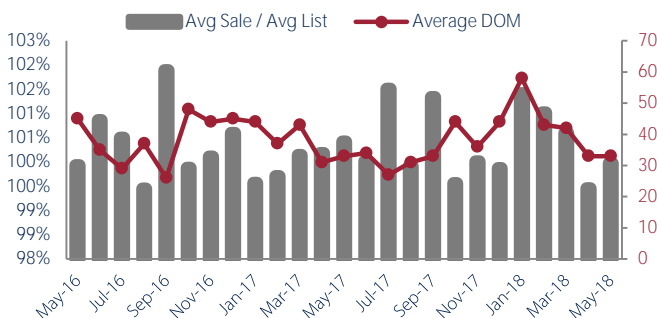
New Listings & Current Contracts

This month there were 173 homes newly listed for sale in Woodlake and Brandermill compared to 182 in May 2017, a decrease of 5%. There were 108 current contracts pending sale this May compared to 101 a year ago. The number of current contracts is 7% higher 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 Woodlake and Brandermill was 100.0% 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 33, which is similar compared to a year ago.



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