

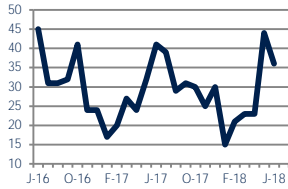


## Focus On: Charles Town Housing Market

June 2018

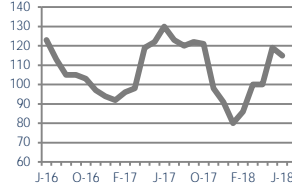
Zip Code(s): 25414

**Units Sold**  
36



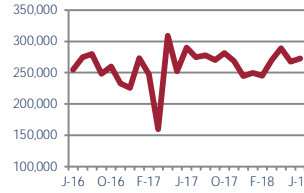
Down -12%  
Vs. Year Ago

**Active Inventory**  
115



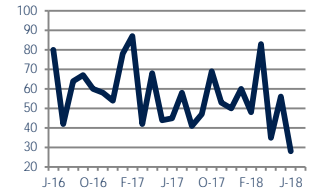
Down -12%  
Vs. Year Ago

**Median Sale Price**  
\$272,500



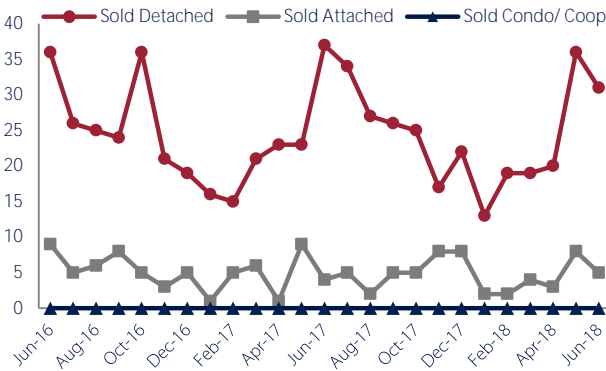
Down -6%  
Vs. Year Ago

**Days On Market**  
28



Down -38%  
Vs. Year Ago

### Units Sold\*



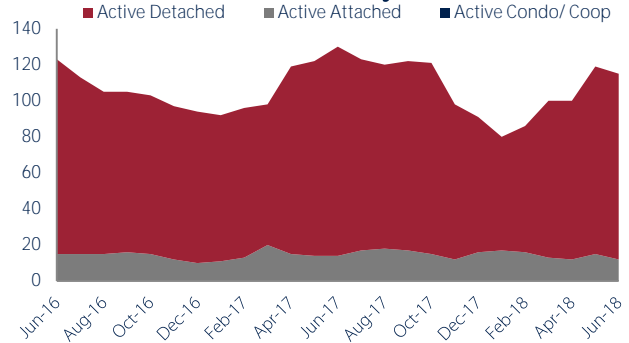
### Units Sold

There was a decrease in total units sold in June, with 36 sold this month in Charles Town versus 44 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 12% versus June 2017.

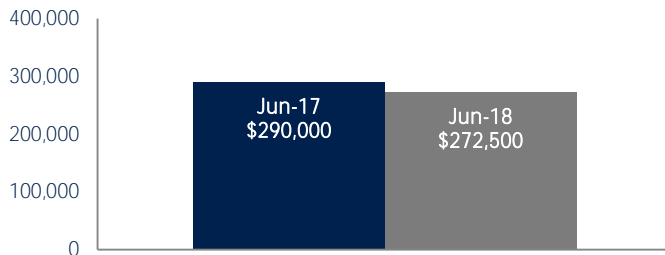
### Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 12%. The total number of active inventory this June was 115 compared to 130 in June 2017. This month's total of 115 is lower than the previous month's total supply of available inventory of 119, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Charles Town Homes was \$290,000. This June, the median sale price was \$272,500, a decrease of 6% or \$17,500 compared to last year. The current median sold price is 2% higher than in May.

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



Charles Town are defined as properties listed in zip code/s 25414.

\*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





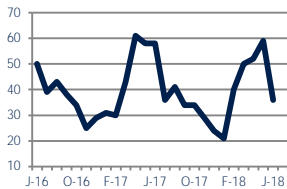
## Focus On: Charles Town Housing Market

June 2018

Zip Code(s): 25414

### New Listings

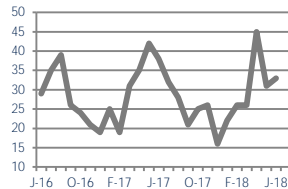
36



Down -38%  
Vs. Year Ago

### Current Contracts

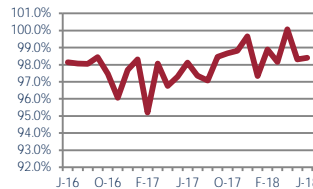
33



Down -13%  
Vs. Year Ago

### Sold Vs. List Price

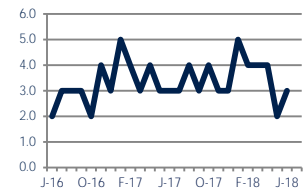
98.4%



No Change  
Vs. Year Ago

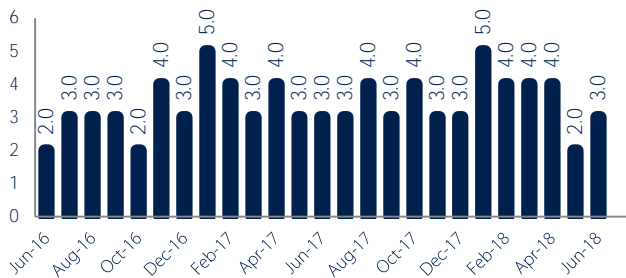
### Months of Supply

3.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

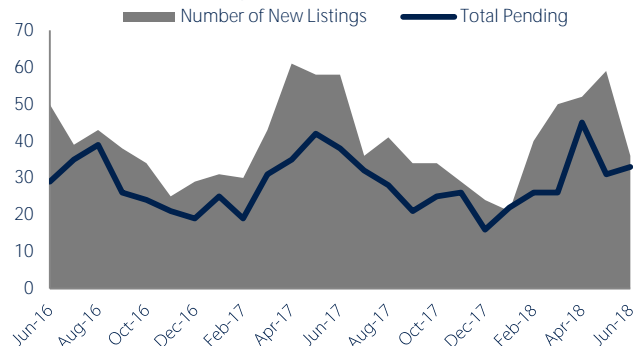
In June, there was 3.2 months of supply available in Charles Town. The amount of supply is similar compared to a year ago.

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.

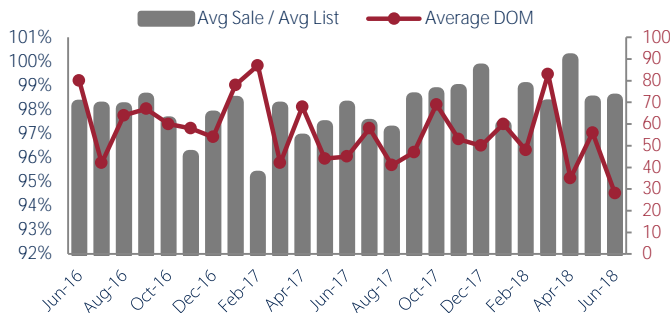
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Charles Town compared to 58 in June 2017, a decrease of 38%. There were 33 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 13% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Charles Town 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 28, lower than the average last year, which was 45, a decrease of 38%.



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