



## Focus On: Midlothian Housing Market

April 2012

Zip Code(s): 23112, 23114 and 23113

### Units Sold

114

### Active Inventory

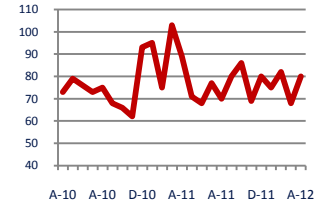
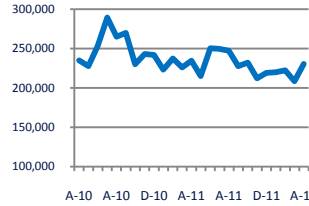
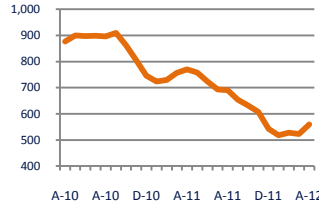
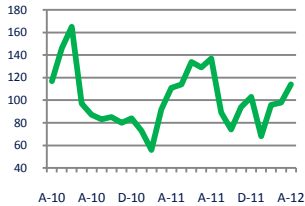
560

### Median Sale Price

\$230,500

### Days On Market

80



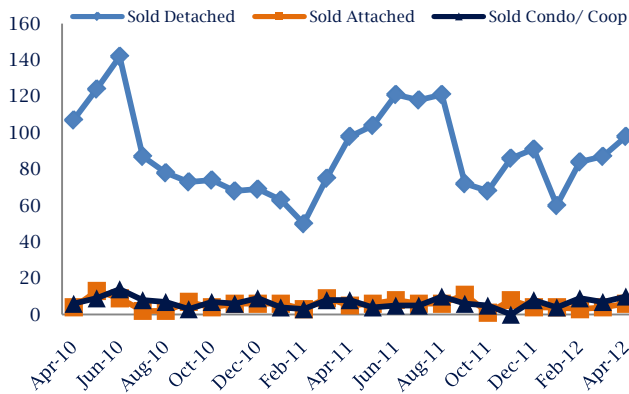
**Up 3%**  
Vs. Year Ago

**Down -27%**  
Vs. Year Ago

**Down -2%**  
Vs. Year Ago

**Down -10%**  
Vs. Year Ago

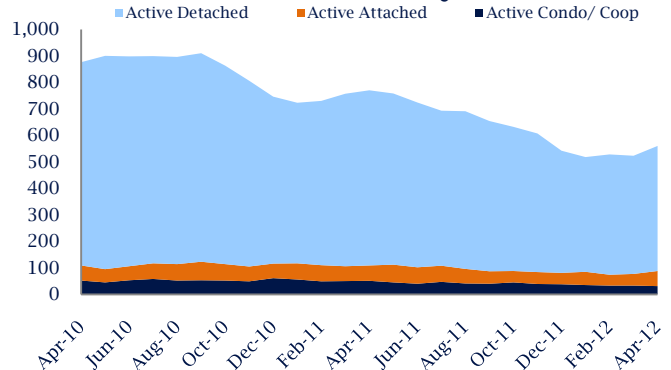
### Units Sold\*



### Units Sold

There was an increase in total units sold in April, with 114 sold this month in Midlothian versus 98 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2011.

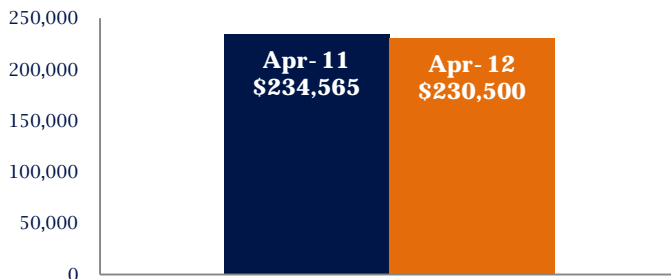
### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 210 units or 27%. The total number of active inventory this April was 560 compared to 770 in April 2011. This month's total of 560 is higher than the previous month's total supply of available inventory of 523, an increase of 7%.

### Median Sale Price



### Median Sale Price

Last April, the median sale price for Midlothian Homes was \$234,565. This April, the median sale price was \$230,500, a decrease of 2% or \$4,065 compared to last year. The current median sold price is 11% 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.

Midlothian are defined as properties listed in zip code/s 23112, 23114 and 23113.

\*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.





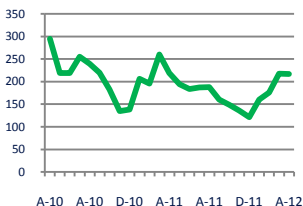
## Focus On: Midlothian Housing Market

### April 2012

Zip Code(s): 23112, 23114 and 23113

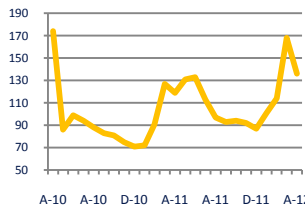
### New Listings

217



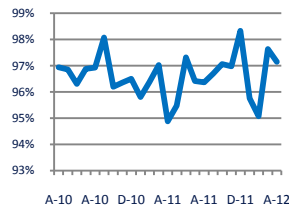
### Current Contracts

136



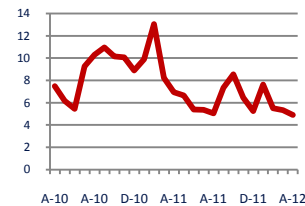
### Sold Vs. List Price

97.2%



### Months of Supply

4.9



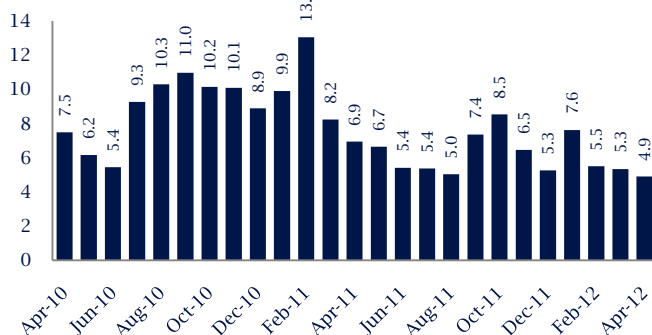
**Down - 1%**  
Vs. Year Ago

**Up 14%**  
Vs. Year Ago

**Up 2.4%**  
Vs. Year Ago

**Down - 29%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

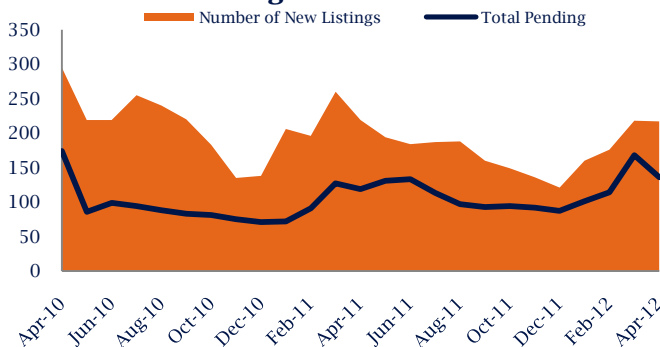
In April, there was 4.9 months of supply available in Midlothian, compared to 6.9 in April 2011. That is a decrease of 29% versus a year ago.

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 217 homes newly listed for sale in Midlothian compared to 219 in April 2011, a decrease of 1%. There were 136 current contracts pending sale this April compared to 119 a year ago. The number of current contracts is 14% 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 Midlothian was 97.2% of the average list price, which is 2.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 80, lower than the average last year, which was 89, a decrease of 10%.

Midlothian are defined as properties listed in zip code/s 23112, 23114 and 23113.

\*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.

