



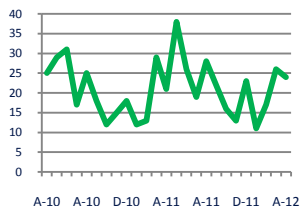
Focus On: Patterson and Pemberton Housing Market

April 2012

Zip Code(s): 23238

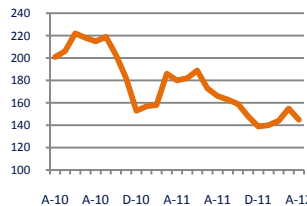
Units Sold

24



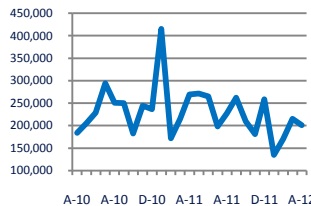
Active Inventory

145



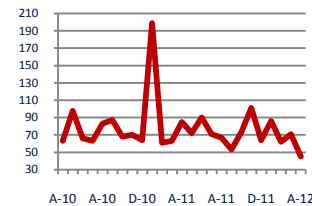
Median Sale Price

\$200,950



Days On Market

45



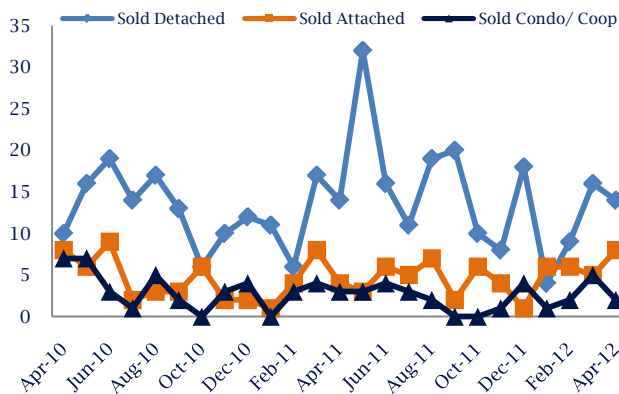
Up 14%
Vs. Year Ago

Down -19%
Vs. Year Ago

Down
Vs. Year Ago

Down -47%
Vs. Year Ago

Units Sold*



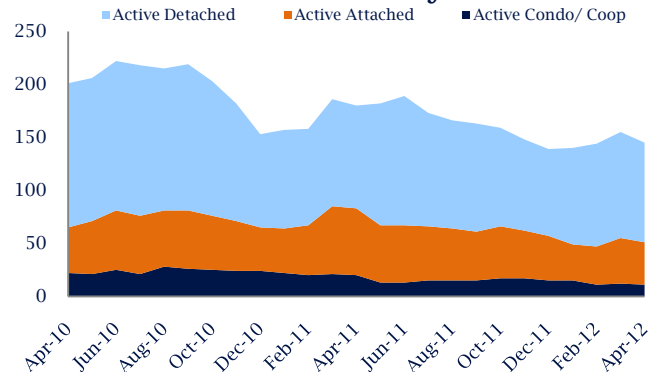
Units Sold

There was a decrease in total units sold in April, with 24 sold this month in Patterson and Pemberton versus 26 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 14% versus April 2011.

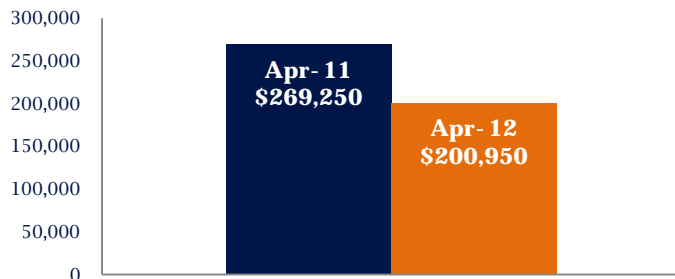
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 19%. The total number of active inventory this April was 145 compared to 180 in April 2011. This month's total of 145 is lower than the previous month's total supply of available inventory of 155, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Patterson and Pemberton Homes was \$269,250. This April, the median sale price was \$200,950, a decrease of \$68,300 compared to last year. The current median sold price is lower 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.

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

*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.





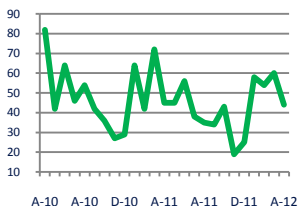
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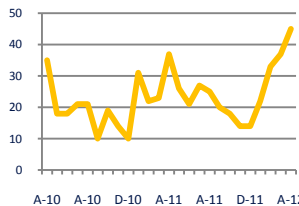
New Listings

44



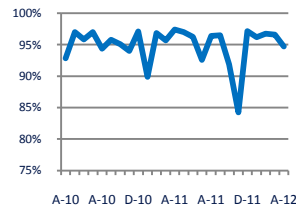
Current Contracts

45



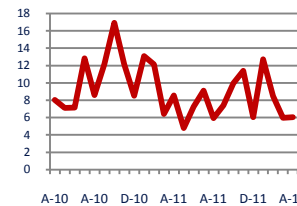
Sold Vs. List Price

94.7%



Months of Supply

6.0



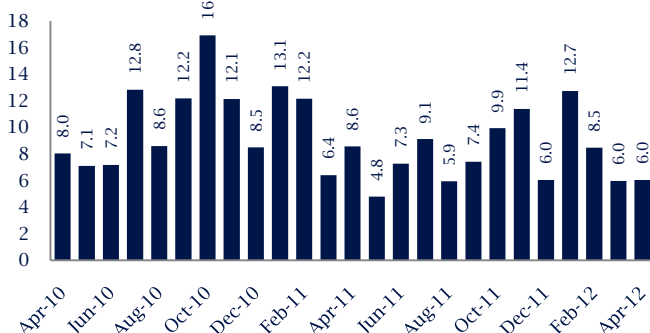
Down - 2%
Vs. Year Ago

Up 22%
Vs. Year Ago

Down - 2.8%
Vs. Year Ago

Down - 30%
Vs. Year Ago

Months Of Supply



Months of Supply

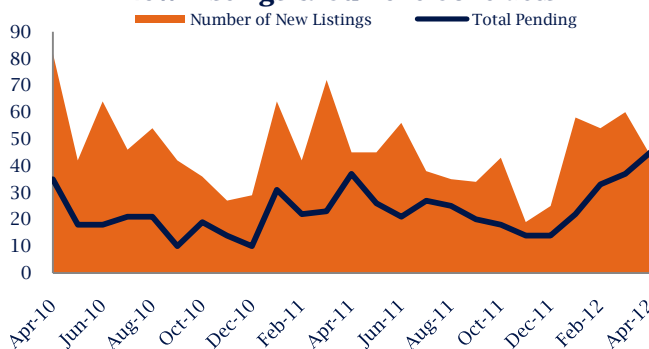
In April, there was 6.0 months of supply available in Patterson and Pemberton, compared to 8.6 in April 2011. That is a decrease of 30% versus a year ago.

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 44 homes newly listed for sale in Patterson and Pemberton compared to 45 in April 2011, a decrease of 2%. There were 45 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 22% 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 Patterson and Pemberton was 94.7% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 85, a decrease of 47%.

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