



## Focus On: Roanoke City Housing Market

April 2012

### Units Sold

74

### Active Inventory

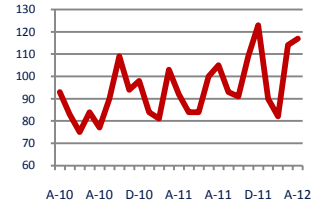
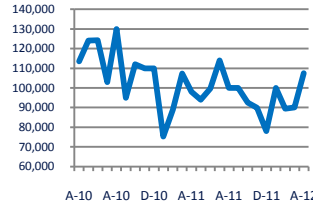
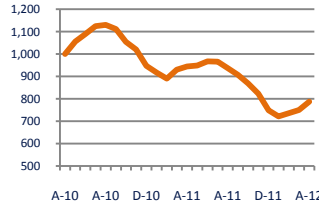
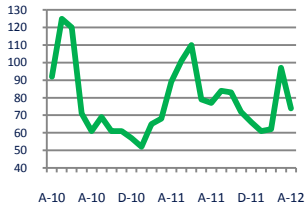
787

### Median Sale Price

\$107,475

### Days On Market

117



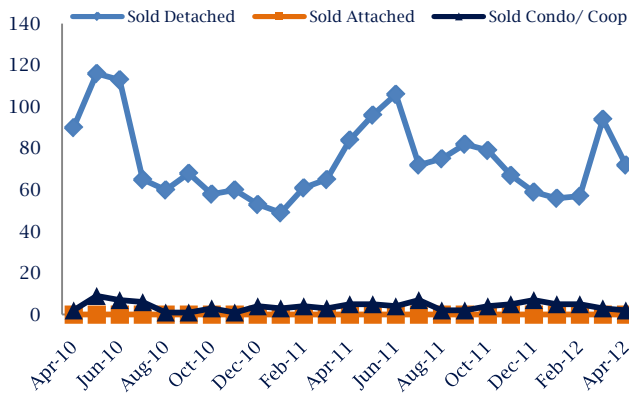
**Down - 17%**  
Vs. Year Ago

**Down - 17%**  
Vs. Year Ago

**Up 10%**  
Vs. Year Ago

**Up 27%**  
Vs. Year Ago

### Units Sold\*



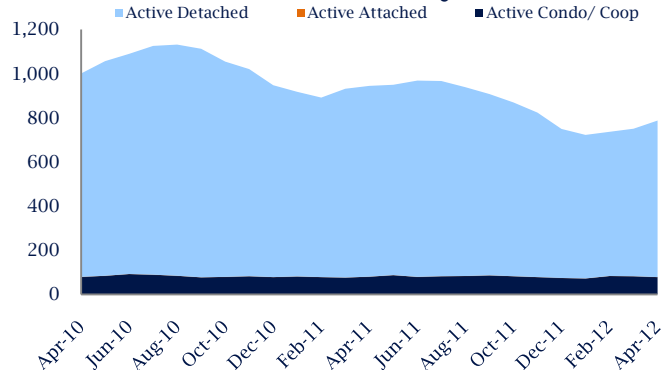
### Units Sold

There was a decrease in total units sold in April, with 74 sold this month in Roanoke City versus 97 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2011.

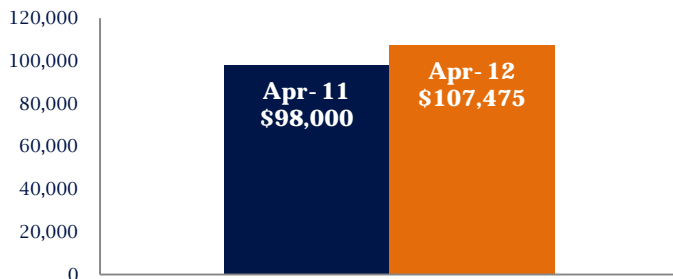
### Active Inventory

Versus last year, the total number of homes available this month is lower by 157 units or 17%. The total number of active inventory this April was 787 compared to 944 in April 2011. This month's total of 787 is higher than the previous month's total supply of available inventory of 750, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Roanoke City Homes was \$98,000. This April, the median sale price was \$107,475, an increase of 10% or \$9,475 compared to last year. The current median sold price is 19% 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.

\*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 RVAR 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 RVAR or Long & Foster Real Estate, Inc.



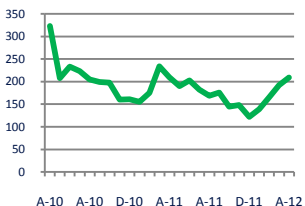


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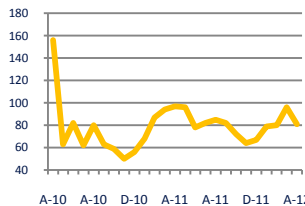
### New Listings

209



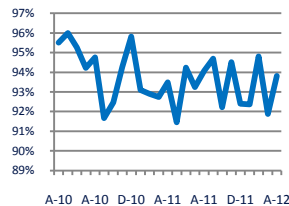
### Current Contracts

81



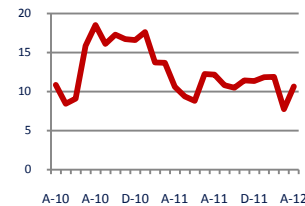
### Sold Vs. List Price

93.8%



### Months of Supply

10.6



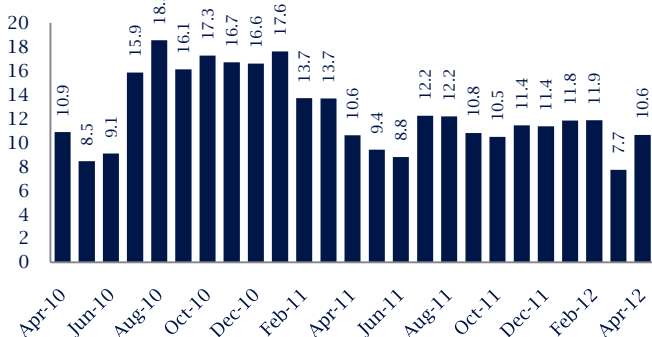
No Change  
Vs. Year Ago

Down - 16%  
Vs. Year Ago

No Change  
Vs. Year Ago

No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In April, there was 10.6 months of supply available in Roanoke City. The amount of supply is similar compared to a year ago.

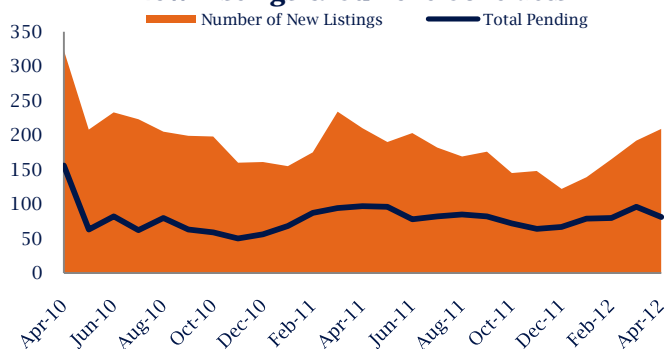
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

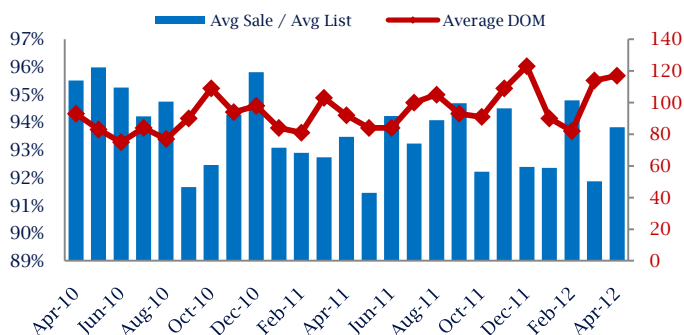
This month there were 209 homes newly listed for sale in Roanoke City, which is similar to the amount in April 2011.

There were 81 current contracts pending sale this April compared to 97 a year ago. The number of current contracts is 16% lower 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 Roanoke City was 93.8% 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 117, higher than the average last year, which was 92, an increase of 27%.

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