



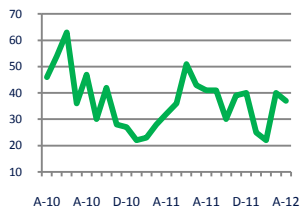
Focus On: Wyndham Housing Market

April 2012

Zip Code(s): 23059

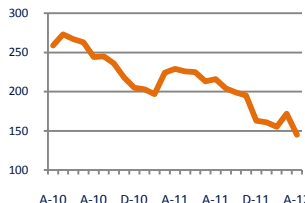
Units Sold

37



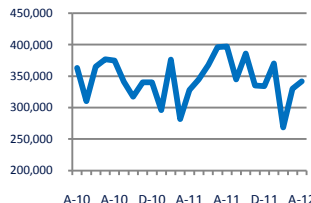
Active Inventory

145



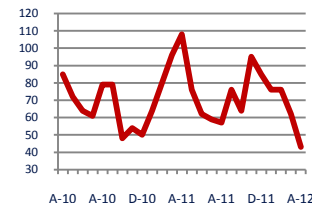
Median Sale Price

\$342,000



Days On Market

43



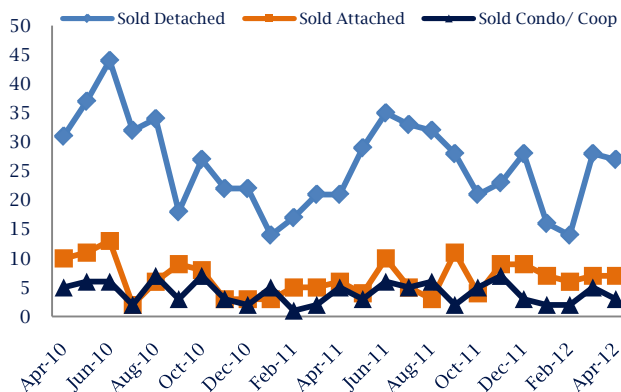
Up 16%
Vs. Year Ago

Down -37%
Vs. Year Ago

Up 4%
Vs. Year Ago

Down
Vs. Year Ago

Units Sold*



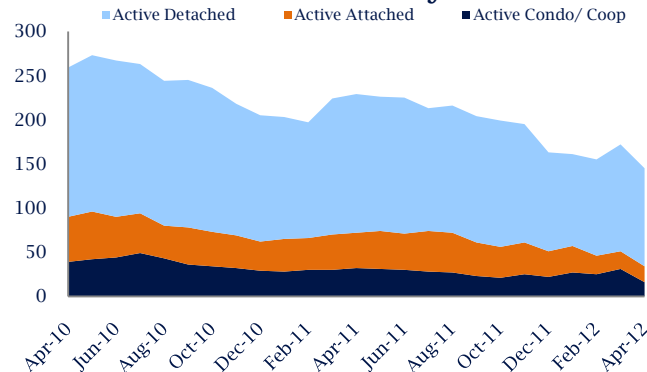
Units Sold

There was a decrease in total units sold in April, with 37 sold this month in Wyndham versus 40 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 16% versus April 2011.

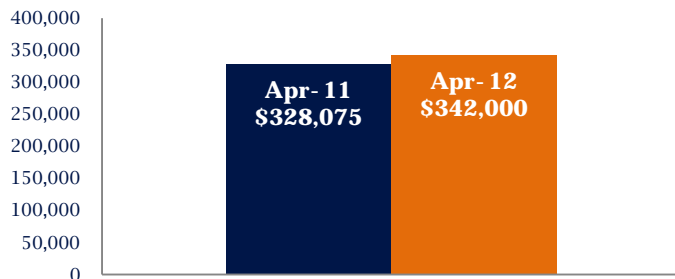
Active Inventory

Versus last year, the total number of homes available this month is lower by 84 units or 37%. The total number of active inventory this April was 145 compared to 229 in April 2011. This month's total of 145 is lower than the previous month's total supply of available inventory of 172, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Wyndham Homes was \$328,075. This April, the median sale price was \$342,000, an increase of 4% or \$13,925 compared to last year. The current median sold price is 4% 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.

Wyndham are defined as properties listed in zip code/s 23059.

*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.





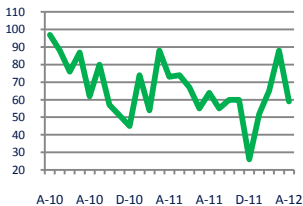
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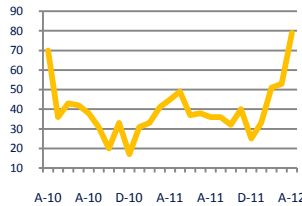
New Listings

59



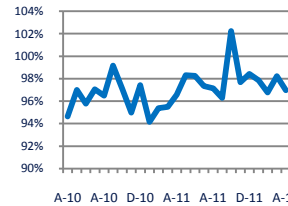
Current Contracts

79



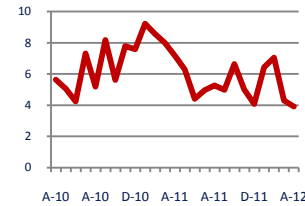
Sold Vs. List Price

97.0%



Months of Supply

3.9



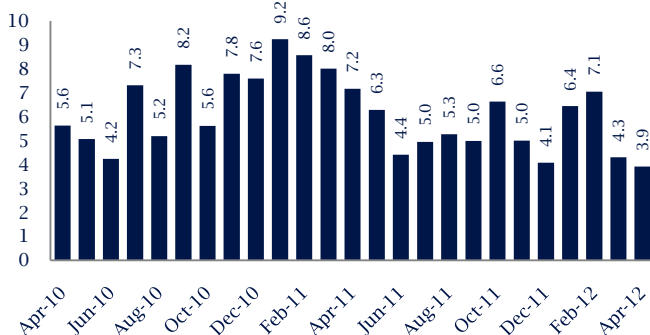
Down - 19%
Vs. Year Ago

Up 76%
Vs. Year Ago

No Change
Vs. Year Ago

Down - 45%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 3.9 months of supply available in Wyndham, compared to 7.2 in April 2011. That is a decrease of 45% versus a year ago.

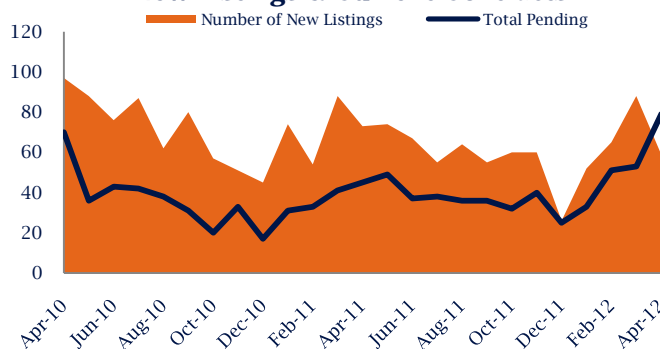
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

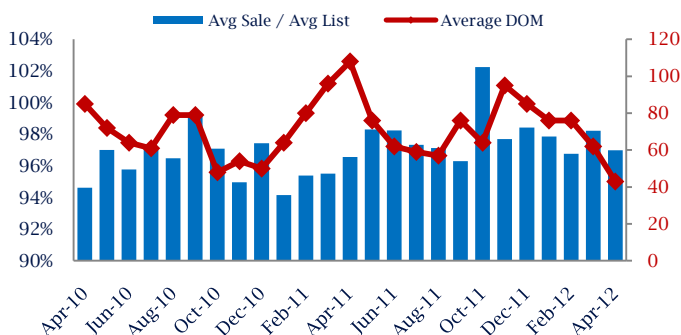
This month there were 59 homes newly listed for sale in Wyndham compared to 73 in April 2011, a decrease of 19%.

There were 79 current contracts pending sale this April compared to 45 a year ago. The number of current contracts is 76% 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 Wyndham was 97.0% 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 43, lower than the average last year, which was 108. This decrease was impacted by the limited number of sales.

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