Real Estate Information Network, Inc.
Statistical Report
May 2017

	2017	2016	2015
Current Active Listings	13,122	14,261	15,139
* Southside	9,076	9,877	10,591
* Peninsula	4,046	4,384	4,548
Current Residential Listings By Region	10,681	11,578	12,375
* Southside	7,471	8,094	8,692
* Peninsula	3,210	3,484	3,683
Current Active Property Type			
Residential Detached Properties	8,508	9,187	9,912
Residential Attached Properties	2,173	2,391	2,463
Land & Farm Properties	2,017	2,211	2,269
MultiFamily Residential, Apartment, Commercial	424	472	495
List Types for Current Month			
SAER - Standard Agent Exclusive Right to Sell	4,277	3,853	3,624
SAEA - Standard Agent Exclusive Agency	95	72	35
LRER - Limited Representation Exclusive Right to Sell	55	69	41
LREA - Limited Representation Exclusive Agency	45	36	38
FB - For Sale By Owner (Comp Sale)	29	34	18

* Active Listing counts for Southside and Peninsula are based on the physical location of the listed property

	2017	2016	2015
Average "Off" Market Time (Includes SOLD, PEND, EXPD, FELL, and WITH but excludes new construction)	79	86	99
Average "Sold" Market Time (SOLD Only, excludes new construction)	68	72	84

Statistical Report Notes

All statistical counts are based solely on listings entered into the REIN MLS system by REIN broker members. The geographical area represents southeastern Virginia (Norfolk, Virginia Beach, Chesapeake, Portsmouth, Suffolk, Franklin, Smithfield, Isle of Wight, Hampton, Newport News, York County and Poquoson) to Williamsburg, James City County, Gloucester, Middlesex, Virginia's Eastern Shore and northeastern North Carolina. Reports are calculated on all property types: Attached and Detached Residential, MultiFamily Residential, Apartments, Commercial, and Land & Farms. Region counts are based on the physical location of the listed property.

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Report Name	Page #
Quick View with Months Supply & Absorption Rate …….	5
Active by Property Type – Month ……...	6
Active – Detached/Attached by City – Month …….	7
Active – Detached/Attached Resale by City – Month …….	8
Active – Detached/Attached New Construction by City – Month ……..	9
New Listings Summary ……	10
New Listings by Property Type – Month …….	11
New Listings by Property Type – Year to Date ……...	12
New Listings by City – Month …….	13
New Listings by City – Year to Date ……...	14
Pending Sales Summary ……..	15
Pending Sales by Property Type – Month ……...	16
Pending Sales by Property Type – Year to Date …….	17
Pending Sales by City – Month ……	18
Pending Sales by City – Year to Date ……..	19
Pending Sales – Detached/Attached by City – Month …….	20
Pending Sales – Detached/Attached by City – Year to Date…….	21
Settled Sales Summary …….……	22
Settled Sales by Property Type – Month ……..……	23
Settled Sales by Property Type – Year to Date ……	24
Settled Sales by City – Month……. ……	25
Settled Sales by City – Year to Date ……	26
Settled Sales – Detached/Attached by City – Month ……...	27
Settled Sales – Detached/Attached by City – Year to Date …….	28
Settled Sales – Detached/Attached Resale by City – Month ……...	29
Settled Sales – Detached/Attached Resale by City – Year to Date……...	30
Settled Sales – Detached/Attached New Construction by City – Month …….	31
Settled Sales – Detached/Attached New Construction by City – Year to Date…….	32
Settled Sales – Detached/Attached Condo by City – Month ……...	33
Settled Sales – Detached/Attached Condo by City – Year to Date …….	34
Rent Summary ……..	35

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REIN STATISTICS REPORT DEFINITIONS

PROPERTY TYPE DEFINITIONS:

Residential
Includes detached (those properties not attached in any way to an adjacent property, i.e., attached at a breezeway or a garage or a shed) and attached. **CONDO:** is considered an "ownership" type instead of a property type because it is governed by the Virginia Condo Act. Condo styles range from single family to townhome to hi-rise.

MultiFamily Residential
Includes properties that are legally one lot/one deed with up to 4 attached units, sold as one unit and not separately.

Apartments
Includes properties that have 3 or more units and are typically rental properties.

Commercial
Includes properties and/or businesses for sale or land for commercial development.

Land & Farms
Includes building lots, farm land, farms with structures and commercial land.

COUNT DEFINTIONS:

Active Listings Count
Number of Active listings based on a single data query taken at the beginning of every month.

New Listings Count
Calculated on the entry date into the REIN system for a given month, not List Date.

Pending Listings Count
Calculated on the change date into the REIN system for a given month of non-contingent, under contract sales (not settled). Prior year comparison counts may be different from the original statistical report in which it was reported due to contracts that fell through and either went off market or fell through and went under contract in a later month which was then counted as a Pending listing in that subsequent month.

Settled Sales Count
Calculated on the change date into the REIN system for a given month of those listings that went to settlement and are no longer in a "pending" or "under contract" status. Avg. "MT" is the Average Market Time which is based on the List Date to the Under Contract Date.

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Report Status Criteria

Active – listings with an "on market" ACTV status (BMK, REDC, INCR, XTND, or NEW) as of the date and time the data is pulled from the MLS system.

Settled Sales – listings that are in a "Sold" status and a corresponding "Date Status Change" within the period of time referred to by the specific report (i.e. year to date or month of).

New Listings – listings that are in any status with a "Date Entered System" within the period of time referred to by the specific report (i.e. year to date or month of).

Pending Sales – listings that are in either a "Sold" or "Pending" status with a "Pending Status Date" within the period of time referred to by the specific report (i.e. year to date or month of).

Detached/Attached – listings that only consist of residential properties that are either detached or attached by definition. Unless otherwise noted, these totals include all ownership types and both resale and new construction homes.

Resale – listings that are being sold for a second or subsequent occasion.

New Construction – listings that are being sold for the first time (initial sale).

Report Regions Defined

City Delineated Reports

Southside	Norfolk, Virginia Beach, Portsmouth, Chesapeake, Suffolk, Smithfield, Isle of Wight, Franklin, Southampton, Surry, Sussex, Emporia, and Greenville
Peninsula	Hampton, Newport News, James City County, York County, Poquoson, Williamsburg, Gloucester, Mathews County, and Middlesex County
Outlying VA/NC and Others	Northampton County VA, Accomack, Brunswick, Mecklenburg, Halifax, Lunenburg, Nottoway, Dinwidde, Prince George, Petersburg, Colonial Heights, Hopewell, King & Queen, Essex, Lancaster, Northumberland, Richmond County, New Kent, King William, Charles City, Chesterfield, Powhatan, Goochland, Hanover, Henrico, Richmond City, any other area within Virginia, North Carolina (Currituck, Moyock, Dare, Camden, Pasquotank, Elizabeth City, Perquimans, Hertford, Northampton County NC, Bertie, Washington, and Tyrell), and any other out of state

Property-Type Delineated Reports

Southside	Norfolk, Virginia Beach, Portsmouth, Chesapeake, Suffolk, Smithfield, Isle of Wight, Franklin, Southampton, Surry, Sussex, Emporia, Greenville, Northampton County VA, Accomack, Brunswick, Mecklenburg, Halifax, Lunenburg, Nottoway, Dinwidde, Prince George, Petersburg, Colonial Heights, Hopewell, King & Queen, Essex, Lancaster, Northumberland, Richmond County, New Kent, King William, Charles City, Chesterfield, Powhatan, Goochland, Hanover, Henrico, Richmond City, any other area within Virginia, North Carolina (Currituck, Moyock, Dare, Camden, Pasquotank, Elizabeth City, Perquimans, Hertford, Northampton County NC, Bertie, Washington, and Tyrell), and any other out of state
Peninsula	Hampton, Newport News, James City County, York County, Poquoson, Williamsburg, Gloucester, Mathews County, and Middlesex County

Yr/Yr % Change – is the difference when compared to the same time period in the previous year. It negates the effect of seasonality.

Yr/Yr % Chg = ((Period 2 # - Period 1 #) / Period 1 #) * 100

Absorption Rate per Month – is the average number of listings that have sold within the last 12 months.

Absorption Rate = (total # of listings sold in the last 12 months) / 12

Months Supply Inventory – is the number of months it would take under the current absorption rate to sell all active listings.

Months Supply = (total # active listings) / Current Absorption Rate

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Quick View with Months Supply & Abosrption Rate

May 2017

City	Area #'s	Current Residential Listings Information				Sold Residential Listings Information				Current Months Supply Inventory	Current Aborption Rate per Month
		# Units Active	Yr/Yr % chg Units	# Units Pending	Yr/Yr % chg Units	# Units Sold	Yr/Yr % chg Units	Median Sale Price Sold Residential	Yr/Yr % chg $		
Norfolk	11-13	1,260	-9.81 %	321	33.20 %	301	9.85 %	$191,500	-4.25 %	**5.12**	**246.25**
Va. Beach	41-48	2,398	-6.55 %	801	2.82 %	736	-3.41 %	$258,400	5.47 %	**3.92**	**612.50**
Portsmouth	21-22	734	-9.49 %	183	15.09 %	155	0.65 %	$152,000	6.63 %	**5.69**	**129.00**
Chesapeake	31-33	1,504	-5.88 %	482	12.35 %	450	13.64 %	$255,000	-1.20 %	**4.20**	**358.33**
Suffolk	61-63	735	-14.73 %	198	36.55 %	176	18.12 %	$259,000	8.87 %	**5.24**	**140.33**
Smithfield/Isle Wight	64-66	267	-3.96 %	57	-5.00 %	61	12.96 %	$285,000	6.54 %	**5.81**	**45.92**
Franklin	67	68	-8.11 %	6	-33.33 %	5	-28.57 %	$123,500	-42.29 %	**12.18**	**5.58**
SOHM, SURC, SUSC, EMP and Greenville	68-72	116	-5.69 %	21	-16.00 %	17	-29.17 %	$127,000	-23.49 %	**6.30**	**18.42**
Southside Totals		**7,082**	**-8.13 %**	**2,069**	**12.02 %**	**1,901**	**4.45 %**	**$237,000**	**3.04 %**	**4.55**	**1,556.33**
Northampton	53	21	61.54 %	1	0.00 %	2	100.00 %	$172,200	1,003.85 %	**25.21**	**0.83**
Accomack	54	26	116.67 %	3	0.00 %	5	66.67 %	$114,950	-23.42 %	**13.00**	**2.00**
Outlying Virginia	Others	89	-16.82 %	20	25.00 %	17	-10.53 %	$256,500	28.25 %	**6.72**	**13.25**
North Carolina	200-290	249	-0.80 %	43	22.86 %	47	27.03 %	$249,900	1.76 %	**8.69**	**28.67**
Other out of State	59	4	100.00 %	0	0.00 %	1	0.00 %	$1,100,000	0.00 %	**12.01**	**0.33**
Outlying VA/NC and Other Totals		**389**	**1.04 %**	**67**	**24.07 %**	**72**	**20.00 %**	**$246,250**	**7.09 %**	**8.63**	**45.08**
Hampton	101-105	876	-8.18 %	197	23.13 %	185	14.20 %	$170,000	8.28 %	**5.56**	**157.42**
Newport News	106-110	850	-3.63 %	222	13.27 %	200	9.89 %	$185,450	3.75 %	**5.11**	**166.42**
James City County	115-119	566	-15.27 %	155	11.51 %	142	16.39 %	$313,750	-6.20 %	**5.21**	**108.67**
York County	112-113	415	5.33 %	100	6.38 %	76	-5.00 %	$251,000	-8.83 %	**5.87**	**70.75**
Poquoson	111	85	-20.56 %	25	4.17 %	20	-4.76 %	$280,000	-13.82 %	**6.30**	**13.50**
Williamsburg	114	74	-8.64 %	15	7.14 %	9	28.57 %	$229,000	35.50 %	**5.73**	**12.92**
Gloucester	120-121	231	-25.00 %	54	5.88 %	53	35.90 %	$234,000	7.93 %	**5.34**	**43.25**
Mathews County	126	79	33.90 %	2	0.00 %	9	200.00 %	$200,000	-20.00 %	**15.80**	**5.00**
Middlesex County	125	34	9.68 %	0	-100.00 %	1	-50.00 %	$315,000	200.00 %	**20.40**	**1.67**
Peninsula Totals		**3,210**	**-7.86 %**	**770**	**12.90 %**	**695**	**12.46 %**	**$210,000**	**-2.33 %**	**5.54**	**579.58**
Totals		**10,681**	**-7.75 %**	**2,906**	**12.50 %**	**2,668**	**6.81 %**	**$230,000**	**1.69 %**	**4.90**	**2,181.00**

* Statistics are based on REIN member listings and may not represent the total units in these areas.

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Active By Property Type - Month

May 2016 vs. May 2017

Property Type	May 2016			May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
	Units	Median List Price	Avg. List Price	Units	Median List Price	Avg. List Price		
CUMULATIVE								
Detached	9,187	$265,000	$337,948	8,508	$279,900	$349,953	-7.39 %	5.62 %
Attached	2,391	$197,500	$243,171	2,173	$200,000	$246,664	-9.12 %	1.27 %
MultiFamily Residential	144	$139,900	$174,779	119	$164,000	$180,139	-17.36 %	17.23 %
Apartments	70	$279,950	$356,503	67	$275,000	$520,665	-4.29 %	-1.77 %
Commercial	258	$317,000	$491,637	238	$349,900	$531,241	-7.75 %	10.38 %
Land & Farms	2,211	$89,750	$208,583	2,017	$89,500	$224,165	-8.77 %	-0.28 %
TOTALS	**14,261**	**$228,060**	**$303,225**	**13,122**	**$239,900**	**$316,133**	**-7.99 %**	**5.19 %**
SOUTHSIDE								
Detached	6,305	$275,000	$351,100	5,847	$294,000	$366,159	-7.26 %	6.91 %
Attached	1,789	$200,000	$259,400	1,624	$204,900	$261,763	-9.22 %	2.45 %
MultiFamily Residential	140	$139,900	$175,954	111	$169,900	$182,016	-20.71 %	21.44 %
Apartments	62	$299,450	$361,056	62	$259,950	$498,624	0.00 %	-13.19 %
Commercial	188	$321,950	$482,416	172	$349,900	$501,576	-8.51 %	8.68 %
Land & Farms	1,393	$80,000	$224,471	1,260	$84,900	$243,954	-9.55 %	6.13 %
TOTALS	**9,877**	**$237,900**	**$316,711**	**9,076**	**$249,900**	**$331,733**	**-8.11 %**	**5.04 %**
PENINSULA								
Detached	2,882	$245,000	$309,176	2,661	$257,900	$314,343	-7.67 %	5.27 %
Attached	602	$185,000	$194,943	549	$195,000	$201,999	-8.80 %	5.41 %
MultiFamily Residential	4	$158,750	$133,625	8	$131,500	$154,099	100.00 %	-17.17 %
Apartments	8	$157,450	$321,213	5	$650,000	$793,980	-37.50 %	312.83 %
Commercial	70	$299,900	$516,401	66	$347,500	$608,552	-5.71 %	15.87 %
Land & Farms	818	$104,000	$181,528	757	$99,000	$191,227	-7.46 %	-4.81 %
TOTALS	**4,384**	**$205,900**	**$272,843**	**4,046**	**$215,000**	**$281,139**	**-7.71 %**	**4.42 %**

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Active Statistics can vary depending when the data is queried.

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Active - Detached / Attached by City - Month

May 2016 vs. May 2017

City	Area #'s	May 2016			May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List Price	Avg. List Price	Units	Median List Price	Avg. List Price		
Norfolk	11-13	1,397	$209,000	$267,490	1,260	$217,900	$272,441	-9.81 %	4.26 %
Va. Beach	41-48	2,566	$301,850	$438,589	2,398	$319,900	$458,059	-6.55 %	5.98 %
Portsmouth	21-22	811	$144,900	$163,032	734	$155,000	$169,180	-9.49 %	6.97 %
Chesapeake	31-33	1,598	$310,000	$313,207	1,504	$339,900	$329,386	-5.88 %	9.65 %
Suffolk	61-63	862	$274,900	$302,353	735	$289,000	$311,703	-14.73 %	5.13 %
Smithfield/Isle Wight	64-66	278	$339,000	$355,444	267	$325,000	$348,428	-3.96 %	-4.13 %
Franklin	67	74	$168,000	$192,114	68	$185,000	$212,529	-8.11 %	10.12 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	123	$175,000	$202,306	116	$169,900	$199,408	-5.69 %	-2.91 %
Southside Totals		**7,709**	**$254,100**	**$328,235**	**7,082**	**$269,000**	**$341,851**	**-8.13 %**	**5.86 %**
Northampton	53	13	$525,000	$1,639,523	21	$785,000	$865,309	61.54 %	49.52 %
Accomack	54	12	$201,750	$490,767	26	$283,500	$352,369	116.67 %	40.52 %
Outlying Virginia	Others	107	$297,785	$410,175	89	$329,900	$457,252	-16.82 %	10.78 %
North Carolina	200-290	251	$275,000	$303,690	249	$267,500	$297,483	-0.80 %	-2.73 %
Other out of State	59	2	$32,560	$32,560	4	$752,000	$735,575	100.00 %	2,209.58 %
Outlying VA/NC and Other Totals		**385**	**$279,900**	**$382,813**	**389**	**$284,900**	**$372,864**	**1.04 %**	**1.79 %**
Hampton	101-105	954	$169,999	$195,224	876	$179,000	$200,449	-8.18 %	5.29 %
Newport News	106-110	882	$175,000	$197,156	850	$179,900	$195,997	-3.63 %	2.80 %
James City County	115-119	668	$379,700	$458,088	566	$375,490	$440,273	-15.27 %	-1.11 %
York County	112-113	394	$317,100	$368,353	415	$354,900	$400,443	5.33 %	11.92 %
Poquoson	111	107	$374,900	$383,258	85	$374,900	$439,438	-20.56 %	0.00 %
Williamsburg	114	81	$312,995	$434,835	74	$419,950	$501,322	-8.64 %	34.17 %
Gloucester	120-121	308	$258,118	$300,955	231	$274,900	$341,806	-25.00 %	6.50 %
Mathews County	126	59	$264,900	$323,443	79	$275,000	$319,847	33.90 %	3.81 %
Middlesex County	125	31	$249,900	$294,327	34	$262,200	$327,029	9.68 %	4.92 %
Peninsula Totals		**3,484**	**$229,250**	**$289,438**	**3,210**	**$235,950**	**$295,129**	**-7.86 %**	**2.92 %**
Totals		**11,578**	**$249,000**	**$318,376**	**10,681**	**$259,900**	**$328,939**	**-7.75 %**	**4.38 %**

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Notes:

Active Statistics can vary depending when the data is queried.

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Active - Detached / Attached Resale by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% chg In Units 2016-17	% chg Mdn LP 2016-17
		Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
Norfolk	11-13	1,432	$190,000	$262,663	1,277	$195,911	$256,897	1,130	$199,900	$265,278	-11.51 %	2.04 %
Va. Beach	41-48	2,370	$275,000	$407,877	2,327	$289,900	$429,377	2,154	$295,000	$438,947	-7.43 %	1.76 %
Portsmouth	21-22	801	$142,900	$163,041	758	$138,700	$158,548	664	$141,250	$162,659	-12.40 %	1.84 %
Chesapeake	31-33	1,203	$249,900	$276,562	1,106	$251,950	$285,297	1,062	$295,000	$309,413	-3.98 %	17.09 %
Suffolk	61-63	620	$245,000	$284,083	643	$255,000	$288,085	517	$265,000	$297,257	-19.60 %	3.92 %
Smithfield/Isle Wight	64-66	249	$284,900	$326,142	230	$341,450	$357,182	213	$305,000	$335,956	-7.39 %	-10.68 %
Franklin	67	67	$169,900	$205,314	68	$150,000	$190,152	57	$165,000	$197,044	-16.18 %	10.00 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	148	$139,950	$179,949	106	$167,500	$203,791	105	$159,000	$193,921	-0.94 %	-5.07 %
Southside Totals		**6,890**	**$229,500**	**$305,346**	**6,515**	**$235,000**	**$316,939**	**5,902**	**$249,900**	**$328,481**	**-9.41 %**	**6.34 %**
Northampton	53	19	$330,000	$657,589	13	$525,000	$1,639,523	20	$642,000	$868,825	53.85 %	22.29 %
Accomack	54	21	$136,000	$226,283	12	$201,750	$490,767	26	$283,500	$352,369	116.67 %	40.52 %
Outlying Virginia	Others	92	$332,500	$453,707	97	$300,000	$424,442	78	$392,250	$484,206	-19.59 %	30.75 %
North Carolina	200-290	253	$249,900	$296,198	203	$265,900	$309,221	203	$259,900	$302,103	0.00 %	-2.26 %
Other out of State	59	3	$135,000	$340,720	2	$32,560	$32,560	4	$752,000	$735,575	100.00 %	2,209.58 %
Outlying VA/NC and Other Totals		**388**	**$262,475**	**$347,803**	**327**	**$279,000**	**$401,257**	**331**	**$288,000**	**$388,445**	**1.22 %**	**3.23 %**
Hampton	101-105	924	$159,900	$188,382	897	$164,900	$189,482	799	$169,900	$192,429	-10.93 %	3.03 %
Newport News	106-110	946	$172,500	$194,996	844	$170,000	$192,234	815	$178,500	$192,068	-3.44 %	5.00 %
James City County	115-119	594	$399,250	$468,409	548	$399,250	$471,891	448	$386,250	$443,209	-18.25 %	-3.26 %
York County	112-113	352	$325,000	$361,400	341	$299,900	$365,622	342	$350,000	$391,994	0.29 %	16.71 %
Poquoson	111	73	$325,000	$358,187	87	$364,500	$379,277	73	$379,900	$449,594	-16.09 %	4.22 %
Williamsburg	114	58	$425,000	$510,490	61	$320,000	$471,870	68	$409,950	$507,347	11.48 %	28.11 %
Gloucester	120-121	269	$229,900	$309,180	240	$241,600	$306,013	186	$277,000	$355,986	-22.50 %	14.65 %
Mathews County	126	50	$289,900	$388,087	59	$264,900	$323,443	79	$275,000	$319,847	33.90 %	3.81 %
Middlesex County	125	24	$357,000	$486,442	31	$249,900	$294,327	33	$274,500	$330,924	6.45 %	9.84 %
Peninsula Totals		**3,290**	**$215,000**	**$283,886**	**3,108**	**$214,900**	**$282,791**	**2,843**	**$224,500**	**$285,835**	**-8.53 %**	**4.47 %**
Totals		**10,568**	**$225,000**	**$300,224**	**9,950**	**$229,900**	**$309,044**	**9,076**	**$240,000**	**$317,309**	**-8.78 %**	**4.39 %**

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Notes:

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Active - Detached / Attached New Construction by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% chg In Units 2016-17	% chg Mdn LP 2016-17
		Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
Norfolk	11-13	110	$266,950	$339,556	120	$284,900	$380,219	130	$269,900	$334,702	8.33 %	-5.27 %
Va. Beach	41-48	261	$432,700	$526,060	239	$444,900	$528,279	244	$511,546	$626,773	2.09 %	14.98 %
Portsmouth	21-22	53	$204,900	$215,540	53	$214,000	$227,173	70	$227,000	$231,034	32.08 %	6.07 %
Chesapeake	31-33	564	$385,350	$364,601	492	$389,900	$375,947	442	$391,650	$377,377	-10.16 %	0.45 %
Suffolk	61-63	276	$355,438	$357,081	219	$358,400	$344,248	218	$339,900	$345,960	-0.46 %	-5.16 %
Smithfield/Isle Wight	64-66	41	$343,990	$357,266	48	$309,990	$347,115	54	$382,445	$397,620	12.50 %	23.37 %
Franklin	67	0	$0	$0	6	$207,900	$214,350	11	$309,900	$292,773	83.33 %	49.06 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	21	$226,399	$219,300	17	$189,000	$193,047	11	$239,000	$251,782	-35.29 %	26.46 %
Southside Totals		**1,326**	**$371,850**	**$384,253**	**1,194**	**$374,995**	**$389,875**	**1,180**	**$374,900**	**$408,727**	**-1.17 %**	**-0.03 %**
Northampton	53	0	$0	$0	0	$0	$0	1	$795,000	$795,000	0.00 %	0.00 %
Accomack	54	1	$276,000	$276,000	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Outlying Virginia	Others	6	$169,900	$251,767	10	$258,490	$271,782	11	$262,990	$266,123	10.00 %	1.74 %
North Carolina	200-290	81	$269,900	$281,090	48	$289,450	$280,295	46	$279,900	$277,092	-4.17 %	-3.30 %
Other out of State	59	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**88**	**$269,900**	**$279,033**	**58**	**$283,900**	**$278,828**	**58**	**$278,295**	**$283,941**	**0.00 %**	**-1.97 %**
Hampton	101-105	73	$254,900	$276,965	57	$258,000	$285,598	77	$269,900	$283,666	35.09 %	4.61 %
Newport News	106-110	37	$259,990	$253,975	38	$309,990	$306,470	35	$310,000	$287,480	-7.89 %	0.00 %
James City County	115-119	157	$366,000	$447,671	120	$332,995	$395,058	118	$355,000	$429,123	-1.67 %	6.61 %
York County	112-113	55	$354,000	$410,084	53	$339,900	$385,925	73	$389,900	$440,023	37.74 %	14.71 %
Poquoson	111	7	$428,000	$455,829	20	$407,400	$400,577	12	$299,906	$377,651	-40.00 %	-26.39 %
Williamsburg	114	5	$317,805	$321,639	20	$311,990	$321,881	6	$429,450	$433,043	-70.00 %	37.65 %
Gloucester	120-121	58	$273,082	$292,798	68	$273,950	$283,105	45	$269,900	$283,196	-33.82 %	-1.48 %
Mathews County	126	1	$174,900	$174,900	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Middlesex County	125	0	$0	$0	0	$0	$0	1	$198,500	$198,500	0.00 %	0.00 %
Peninsula Totals		**393**	**$312,900**	**$367,457**	**376**	**$308,575**	**$344,378**	**367**	**$313,990**	**$367,124**	**-2.39 %**	**1.75 %**
Totals		**1,807**	**$349,900**	**$375,476**	**1,628**	**$350,000**	**$375,411**	**1,605**	**$354,995**	**$394,705**	**-1.41 %**	**1.43 %**

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REIN, Inc.
New Listings Summary
Number of Units by Property Region
(Through May 2017)

Month Year	Total New Listings Southside	Peninsula	Total	Change From 2016	New Construction - Extract Southside	Peninsula	Total	Change From 2016
January								
2015	2,727	864	3,591		455	62	517	
2016	2,691	866	3,557		490	103	593	
2017	2,519	837	3,356	**-5.65 %**	493	86	579	**-2.36 %**
February								
2015	2,189	750	2,939		343	41	384	
2016	2,683	948	3,631		418	113	531	
2017	2,535	963	3,498	**-3.66 %**	375	95	470	**-11.49 %**
March								
2015	2,895	988	3,883		367	71	438	
2016	3,160	1,149	4,309		371	110	481	
2017	3,418	1,208	4,626	**7.36 %**	514	109	623	**29.52 %**
April								
2015	3,287	1,189	4,476		442	77	519	
2016	3,223	1,201	4,424		409	76	485	
2017	2,967	1,030	3,997	**-9.65 %**	398	88	486	**0.21 %**
May								
2015	2,748	1,031	3,779		274	78	352	
2016	2,983	1,126	4,109		385	108	493	
2017	3,352	1,208	4,560	**10.98 %**	479	118	597	**21.10 %**
YTD Totals								
2015	13,846	4,822	18,668		1,881	329	2,210	
2016	14,740	5,290	20,030		2,073	510	2,583	
2017	14,791	5,246	20,037	**0.03 %**	2,259	496	2,755	**6.66 %**

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Real Estate Information Network, Inc

New Listings by Property Type - Month

May 2015 vs. May 2016 vs. May 2017

Property Type	May 2015			May 2016			May 2017			% change In Units 2016 - 17	% change Mdn LP 2016 - 17
	Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
CUMULATIVE											
Detached	2,852	$248,950	$296,060	3,053	$259,900	$304,681	3,404	$274,900	$322,515	11.50 %	5.77 %
Attached	670	$184,450	$219,031	802	$197,500	$218,091	855	$199,900	$224,724	6.61 %	1.22 %
MultiFamily Residential	26	$152,450	$246,062	23	$149,000	$161,391	33	$199,000	$215,749	43.48 %	33.56 %
Apartments	20	$229,900	$266,175	12	$274,450	$283,625	14	$282,500	$824,057	16.67 %	2.93 %
Commercial	18	$317,000	$611,133	26	$239,000	$336,419	19	$549,900	$852,321	-26.92 %	130.08 %
Land & Farms	193	$92,000	$205,384	193	$92,000	$206,736	235	$75,000	$191,371	21.76 %	-18.48 %
TOTALS	**3,779**	**$229,900**	**$278,771**	**4,109**	**$239,900**	**$282,517**	**4,560**	**$249,900**	**$300,395**	**10.98 %**	**4.17 %**
SOUTHSIDE											
Detached	2,030	$254,900	$308,404	2,184	$266,450	$313,575	2,490	$280,000	$333,749	14.01 %	5.09 %
Attached	533	$187,500	$229,492	632	$200,000	$225,047	646	$199,900	$231,356	2.22 %	-0.05 %
MultiFamily Residential	23	$165,000	$264,678	23	$149,000	$161,391	32	$199,000	$216,288	39.13 %	33.56 %
Apartments	19	$229,900	$268,342	12	$274,450	$283,625	13	$280,000	$865,523	8.33 %	2.02 %
Commercial	15	$375,000	$693,047	18	$244,500	$371,355	15	$695,000	$992,273	-16.67 %	184.25 %
Land & Farms	128	$93,450	$221,800	114	$106,950	$249,717	156	$75,000	$210,634	36.84 %	-29.87 %
TOTALS	**2,748**	**$235,000**	**$290,521**	**2,983**	**$245,900**	**$291,433**	**3,352**	**$255,328**	**$312,174**	**12.37 %**	**3.83 %**
PENINSULA											
Detached	822	$225,000	$265,578	869	$240,000	$282,326	914	$250,000	$291,909	5.18 %	4.17 %
Attached	137	$167,500	$178,330	170	$178,500	$192,230	209	$197,000	$204,224	22.94 %	10.36 %
MultiFamily Residential	3	$90,000	$103,333	0	$0	$0	1	$198,500	$198,500	0.00 %	0.00 %
Apartments	1	$225,000	$225,000	0	$0	$0	1	$285,000	$285,000	0.00 %	0.00 %
Commercial	3	$219,900	$201,567	8	$207,100	$257,812	4	$347,500	$327,500	-50.00 %	67.79 %
Land & Farms	65	$83,000	$173,057	79	$90,500	$144,711	79	$78,500	$153,333	0.00 %	-13.26 %
TOTALS	**1,031**	**$209,900**	**$247,453**	**1,126**	**$219,950**	**$258,895**	**1,208**	**$229,900**	**$267,710**	**7.28 %**	**4.52 %**

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New Listings by Property Type - YTD

January - May 2016 - 2017

Property Type	January 2016 - May 2016			January 2017 - May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
	Units	Median List Price	Avg. List Price	Units	Median List Price	Avg. List Price		
CUMULATIVE								
Detached	14,629	$255,000	$297,756	14,702	$269,900	$312,839	0.50 %	5.84 %
Attached	3,978	$189,900	$218,934	3,861	$199,900	$226,163	-2.94 %	5.27 %
MultiFamily Residential	171	$136,900	$167,719	155	$169,000	$187,359	-9.36 %	23.45 %
Apartments	65	$265,000	$322,653	62	$282,450	$502,567	-4.62 %	6.58 %
Commercial	131	$290,000	$416,814	122	$349,950	$533,268	-6.87 %	20.67 %
Land & Farms	1,056	$90,250	$188,322	1,135	$94,000	$185,150	7.48 %	4.16 %
TOTALS	**20,030**	**$234,000**	**$276,082**	**20,037**	**$245,000**	**$289,863**	**0.03 %**	**4.70 %**
SOUTHSIDE								
Detached	10,570	$261,950	$306,819	10,691	$277,000	$324,078	1.14 %	5.75 %
Attached	3,178	$192,900	$226,480	3,016	$199,900	$233,913	-5.10 %	3.63 %
MultiFamily Residential	160	$139,000	$172,776	146	$165,500	$185,331	-8.75 %	19.06 %
Apartments	61	$265,000	$318,402	57	$269,900	$483,233	-6.56 %	1.85 %
Commercial	92	$302,450	$439,654	101	$349,900	$531,142	9.78 %	15.69 %
Land & Farms	679	$86,900	$195,450	780	$90,000	$195,019	14.87 %	3.57 %
TOTALS	**14,740**	**$239,500**	**$283,789**	**14,791**	**$250,000**	**$299,545**	**0.35 %**	**4.38 %**
PENINSULA								
Detached	4,059	$235,000	$274,155	4,011	$239,999	$282,881	-1.18 %	2.13 %
Attached	800	$180,000	$188,957	845	$190,000	$198,502	5.63 %	5.56 %
MultiFamily Residential	11	$99,900	$94,164	9	$198,500	$220,256	-18.18 %	98.70 %
Apartments	4	$157,450	$387,475	5	$349,900	$722,980	25.00 %	122.23 %
Commercial	39	$290,000	$362,936	21	$350,000	$543,495	-46.15 %	20.69 %
Land & Farms	377	$97,500	$175,483	355	$99,000	$163,467	-5.84 %	1.54 %
TOTALS	**5,290**	**$215,839**	**$254,605**	**5,246**	**$223,950**	**$262,564**	**-0.83 %**	**3.76 %**

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New Listings by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% chg In Units 2016-17	% chg Mdn LP 2016-17
		Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
Norfolk	11-13	508	$198,750	$251,176	489	$199,900	$241,961	536	$217,000	$274,285	9.61 %	8.55 %
Va. Beach	41-48	939	$275,000	$365,445	1044	$274,900	$349,351	1122	$282,700	$383,845	7.47 %	2.84 %
Portsmouth	21-22	248	$140,700	$157,592	261	$150,500	$162,356	319	$165,000	$176,141	22.22 %	9.63 %
Chesapeake	31-33	559	$269,900	$289,141	672	$284,420	$304,726	683	$309,900	$317,798	1.64 %	8.96 %
Suffolk	61-63	249	$244,500	$276,441	255	$250,000	$268,610	334	$259,900	$269,909	30.98 %	3.96 %
Smithfield/Isle Wight	64-66	95	$249,900	$293,322	97	$304,900	$297,193	125	$299,900	$351,087	28.87 %	-1.64 %
Franklin	67	12	$58,500	$99,442	17	$165,000	$184,653	20	$222,450	$252,160	17.65 %	34.82 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	38	$122,500	$138,947	39	$160,000	$173,987	56	$124,950	$185,856	43.59 %	-21.91 %
Southside Totals		**2,648**	**$236,950**	**$292,536**	**2,874**	**$246,450**	**$291,385**	**3,195**	**$258,008**	**$313,121**	**11.17 %**	**4.69 %**
Northampton	53	3	$259,900	$256,267	2	$655,000	$655,000	8	$610,000	$586,000	300.00 %	-6.87 %
Accomack	54	3	$250,000	$286,667	3	$227,500	$258,133	8	$193,000	$258,288	166.67 %	-15.16 %
Outlying Virginia	Others	25	$159,500	$193,051	44	$259,450	$337,978	49	$179,888	$293,804	11.36 %	-30.67 %
North Carolina	200-290	69	$224,900	$250,151	56	$247,450	$263,966	90	$236,450	$262,665	60.71 %	-4.45 %
Other out of State	59	0	$0	$0	4	$32,560	$42,080	2	$596,950	$596,950	-50.00 %	1,733.38 %
Outlying VA/NC and Other Totals		**100**	**$205,000**	**$237,155**	**109**	**$245,000**	**$292,714**	**157**	**$229,900**	**$292,895**	**44.04 %**	**-6.16 %**
Hampton	101-105	276	$154,650	$174,559	270	$167,450	$187,960	315	$182,900	$196,610	16.67 %	9.23 %
Newport News	106-110	291	$171,000	$184,925	307	$175,000	$182,913	331	$192,000	$208,442	7.82 %	9.71 %
James City County	115-119	210	$335,000	$378,268	234	$342,400	$383,233	247	$326,150	$373,112	5.56 %	-4.75 %
York County	112-113	121	$299,000	$314,982	135	$297,900	$328,313	143	$333,900	$332,897	5.93 %	12.08 %
Poquoson	111	24	$290,500	$341,738	31	$359,900	$382,560	34	$364,950	$447,235	9.68 %	1.40 %
Williamsburg	114	16	$339,950	$379,425	34	$291,833	$352,976	29	$340,000	$401,803	-14.71 %	16.51 %
Gloucester	120-121	80	$219,450	$219,719	87	$229,900	$249,306	78	$228,450	$255,671	-10.34 %	-0.63 %
Mathews County	126	10	$201,950	$275,460	19	$165,000	$150,645	25	$169,900	$185,796	31.58 %	2.97 %
Middlesex County	125	3	$279,900	$326,433	9	$279,900	$244,544	6	$161,450	$209,900	-33.33 %	-42.32 %
Peninsula Totals		**1,031**	**$209,900**	**$247,453**	**1,126**	**$219,950**	**$258,895**	**1,208**	**$229,900**	**$267,710**	**7.28 %**	**4.52 %**
Totals		**3,779**	**$229,900**	**$278,771**	**4,109**	**$239,900**	**$282,517**	**4,560**	**$249,900**	**$300,395**	**10.98 %**	**4.17 %**

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New Listings by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016			January 2017 - May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List Price	Avg. List Price	Units	Median List Price	Avg. List Price		
Norfolk	11-13	2,412	$199,500	$243,190	2,366	$210,000	$255,373	-1.91 %	5.26 %
Va. Beach	41-48	5,091	$266,900	$345,569	4,860	$278,900	$367,549	-4.54 %	4.50 %
Portsmouth	21-22	1,362	$144,450	$156,378	1,326	$155,000	$169,288	-2.64 %	7.30 %
Chesapeake	31-33	3,140	$278,700	$293,433	3,255	$299,990	$308,923	3.66 %	7.64 %
Suffolk	61-63	1,332	$249,900	$258,302	1,456	$267,990	$275,572	9.31 %	7.24 %
Smithfield/Isle Wight	64-66	532	$285,450	$309,828	514	$299,900	$315,367	-3.38 %	5.06 %
Franklin	67	67	$160,000	$179,092	76	$166,450	$231,680	13.43 %	4.03 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	196	$137,950	$162,760	216	$129,450	$156,091	10.20 %	-6.16 %
Southside Totals		**14,132**	**$239,900**	**$285,382**	**14,069**	**$250,475**	**$301,029**	**-0.45 %**	**4.41 %**
Northampton	53	17	$120,000	$291,956	27	$230,000	$675,526	58.82 %	91.67 %
Accomack	54	26	$151,950	$347,588	38	$142,000	$296,671	46.15 %	-6.55 %
Outlying Virginia	Others	208	$184,950	$235,364	216	$218,495	$262,202	3.85 %	18.14 %
North Carolina	200-290	351	$238,000	$246,574	435	$227,900	$241,826	23.93 %	-4.24 %
Other out of State	59	6	$65,220	$88,673	6	$752,000	$674,217	0.00 %	1,053.02 %
Outlying VA/NC and Other Totals		**608**	**$205,250**	**$246,769**	**722**	**$224,900**	**$270,620**	**18.75 %**	**9.57 %**
Hampton	101-105	1,375	$165,000	$185,978	1,375	$179,000	$196,786	0.00 %	8.48 %
Newport News	106-110	1,417	$175,000	$188,577	1,413	$185,000	$197,250	-0.28 %	5.71 %
James City County	115-119	1,046	$329,990	$371,623	999	$329,900	$369,331	-4.49 %	-0.03 %
York County	112-113	638	$319,850	$338,691	657	$325,000	$343,470	2.98 %	1.61 %
Poquoson	111	156	$329,950	$332,958	151	$339,000	$387,130	-3.21 %	2.74 %
Williamsburg	114	112	$296,578	$343,370	120	$330,233	$414,567	7.14 %	11.35 %
Gloucester	120-121	442	$222,000	$238,205	389	$215,000	$242,790	-11.99 %	-3.15 %
Mathews County	126	73	$169,000	$231,040	110	$197,450	$213,093	50.68 %	16.83 %
Middlesex County	125	31	$199,000	$211,958	32	$171,750	$231,366	3.23 %	-13.69 %
Peninsula Totals		**5,290**	**$215,839**	**$254,605**	**5,246**	**$223,950**	**$262,564**	**-0.83 %**	**3.76 %**
Totals		**20,030**	**$234,000**	**$276,082**	**20,037**	**$245,000**	**$289,863**	**0.03 %**	**4.70 %**

* Statistics are based on REIN member listings and may not represent the total units in these areas.

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REIN, Inc.
Pending Sales Summary
Number of Units by Property Region
(Through May 2017)

Month Year	Total Pending Listings Southside	Peninsula	Total	Change From 2016	New Construction - Extract Southside	Peninsula	Total	Change From 2016
January								
2015	1,230	396	1,626		223	29	252	
2016	1,233	440	1,673		200	54	254	
2017	1,309	424	1,733	**3.59 %**	218	42	260	**2.36 %**
February								
2015	1,276	436	1,712		224	39	263	
2016	1,560	546	2,106		256	50	306	
2017	1,526	569	2,095	**-0.52 %**	241	52	293	**-4.25 %**
March								
2015	1,738	551	2,289		262	53	315	
2016	1,905	679	2,584		269	55	324	
2017	2,076	765	2,841	**9.95 %**	283	75	358	**10.49 %**
April								
2015	1,905	583	2,488		273	55	328	
2016	1,884	672	2,556		238	51	289	
2017	1,941	673	2,614	**2.27 %**	257	59	316	**9.34 %**
May								
2015	1,602	565	2,167		187	39	226	
2016	1,978	706	2,684		252	73	325	
2017	2,241	807	3,048	**13.56 %**	298	66	364	**12.00 %**
YTD Totals								
2015	7,751	2,531	10,282		1,169	215	1,384	
2016	8,560	3,043	11,603		1,215	283	1,498	
2017	9,093	3,238	12,331	**6.27 %**	1,297	294	1,591	**6.21 %**

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Pending Sales by Property Type - Month

May 2015 vs. May 2016 vs. May 2017

Property Type	May 2015			May 2016			May 2017			% change In Units 2016 - 17	% change In Mdn LP 2016 - 17
	Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
CUMULATIVE											
Detached	1,645	$239,900	$273,630	2,028	$259,250	$288,237	2,270	$255,000	$285,273	11.93 %	-1.64 %
Attached	446	$179,900	$203,031	555	$186,500	$200,158	636	$194,950	$216,655	14.59 %	4.53 %
MultiFamily Residential	13	$128,999	$122,338	20	$132,500	$138,280	22	$154,250	$188,891	10.00 %	16.42 %
Apartments	4	$214,450	$298,410	7	$225,000	$360,757	6	$225,000	$359,567	-14.29 %	0.00 %
Commercial	5	$250,000	$318,780	6	$157,450	$233,283	14	$237,450	$270,886	133.33 %	50.81 %
Land & Farms	54	$93,450	$139,437	68	$92,000	$171,736	100	$79,999	$172,459	47.06 %	-13.04 %
TOTALS	**2,167**	**$224,400**	**$254,998**	**2,684**	**$237,250**	**$266,021**	**3,048**	**$235,250**	**$266,638**	**13.56 %**	**-0.84 %**
SOUTHSIDE											
Detached	1,188	$245,000	$282,824	1,459	$264,900	$297,828	1,653	$264,900	$295,968	13.30 %	0.00 %
Attached	360	$182,450	$209,610	442	$185,000	$200,741	483	$195,000	$222,656	9.28 %	5.41 %
MultiFamily Residential	12	$109,450	$117,575	19	$135,000	$140,300	17	$169,000	$194,129	-10.53 %	25.19 %
Apartments	4	$214,450	$298,410	7	$225,000	$360,757	4	$225,000	$216,850	-42.86 %	0.00 %
Commercial	5	$250,000	$318,780	4	$217,450	$304,925	12	$212,450	$251,867	200.00 %	-2.30 %
Land & Farms	33	$99,900	$168,803	47	$85,000	$190,088	72	$82,450	$198,623	53.19 %	-3.00 %
TOTALS	**1,602**	**$229,000**	**$262,936**	**1,978**	**$239,900**	**$272,297**	**2,241**	**$245,000**	**$275,890**	**13.30 %**	**2.13 %**
PENINSULA											
Detached	457	$219,999	$249,728	569	$239,000	$263,644	617	$225,000	$256,619	8.44 %	-5.86 %
Attached	86	$167,000	$175,493	113	$189,950	$197,876	153	$190,900	$197,710	35.40 %	0.50 %
MultiFamily Residential	1	$179,500	$179,500	1	$99,900	$99,900	5	$129,500	$171,080	400.00 %	29.63 %
Apartments	0	$0	$0	0	$0	$0	2	$645,000	$645,000	0.00 %	0.00 %
Commercial	0	$0	$0	2	$90,000	$90,000	2	$385,000	$385,000	0.00 %	327.78 %
Land & Farms	21	$84,900	$93,290	21	$92,000	$130,662	28	$77,250	$105,181	33.33 %	-16.03 %
TOTALS	**565**	**$205,000**	**$232,490**	**706**	**$225,000**	**$248,438**	**807**	**$212,000**	**$240,947**	**14.31 %**	**-5.78 %**

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Pending Sales by Property Type - YTD

January - May 2016 - 2017

Property Type	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn LP 2016-17
	Units	Median List Price	Avg. List Price	Avg. MT	Units	Median List Price	Avg. List Price	Avg. MT		
CUMULATIVE										
Detached	8,725	$245,000	$271,778	76	9,171	$249,900	$277,408	71	5.11 %	2.00 %
Attached	2,386	$184,500	$199,367	78	2,593	$189,000	$209,186	70	8.68 %	2.44 %
MultiFamily Residential	79	$129,000	$139,109	88	95	$141,500	$157,059	83	20.25 %	9.69 %
Apartments	39	$230,000	$289,056	139	34	$274,950	$320,656	89	-12.82 %	19.54 %
Commercial	26	$217,450	$446,018	201	43	$239,000	$370,828	251	65.38 %	9.91 %
Land & Farms	348	$78,750	$129,173	270	395	$79,000	$145,461	275	13.51 %	0.32 %
TOTALS	**11,603**	**$225,000**	**$252,156**	**83**	**12,331**	**$229,900**	**$258,353**	**78**	**6.27 %**	**2.18 %**
SOUTHSIDE										
Detached	6,307	$249,900	$278,925	69	6,664	$256,450	$286,599	66	5.66 %	2.62 %
Attached	1,900	$187,900	$205,678	73	2,028	$189,900	$214,794	65	6.74 %	1.06 %
MultiFamily Residential	76	$129,450	$140,312	90	84	$149,000	$161,953	81	10.53 %	15.10 %
Apartments	36	$227,500	$269,953	141	31	$284,900	$305,752	85	-13.89 %	25.23 %
Commercial	17	$239,500	$574,793	207	32	$224,700	$345,966	197	88.24 %	-6.18 %
Land & Farms	224	$78,350	$148,336	264	254	$79,950	$168,026	256	13.39 %	2.04 %
TOTALS	**8,560**	**$229,900**	**$258,569**	**76**	**9,093**	**$239,000**	**$266,395**	**72**	**6.23 %**	**3.96 %**
PENINSULA										
Detached	2,418	$225,000	$253,137	91	2,507	$220,000	$252,977	82	3.68 %	-2.22 %
Attached	486	$167,700	$174,693	98	565	$180,000	$189,056	89	16.26 %	7.33 %
MultiFamily Residential	3	$99,900	$108,633	38	11	$76,500	$119,682	96	266.67 %	-23.42 %
Apartments	3	$425,000	$518,300	110	3	$134,000	$474,667	122	0.00 %	-68.47 %
Commercial	9	$127,900	$202,778	190	11	$299,900	$443,155	408	22.22 %	134.48 %
Land & Farms	124	$79,000	$94,557	281	141	$65,000	$104,811	310	13.71 %	-17.72 %
TOTALS	**3,043**	**$205,000**	**$234,116**	**101**	**3,238**	**$209,000**	**$235,770**	**94**	**6.41 %**	**1.95 %**

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Pending Sales by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
Norfolk	11-13	271	$185,000	$216,502	262	$196,750	$223,688	340	$207,450	$234,548	29.77 %	5.44 %
Va. Beach	41-48	617	$239,900	$310,089	785	$254,900	$315,581	815	$269,000	$330,929	3.82 %	5.53 %
Portsmouth	21-22	103	$129,900	$142,320	169	$159,900	$158,383	190	$149,950	$148,308	12.43 %	-6.22 %
Chesapeake	31-33	355	$259,900	$271,408	436	$288,985	$292,010	494	$274,445	$286,281	13.30 %	-5.03 %
Suffolk	61-63	140	$233,750	$251,320	162	$249,000	$242,471	218	$253,475	$259,719	34.57 %	1.80 %
Smithfield/Isle Wight	64-66	33	$219,000	$244,020	65	$280,000	$283,091	63	$259,900	$270,718	-3.08 %	-7.18 %
Franklin	67	6	$174,900	$144,267	9	$162,500	$204,400	6	$179,400	$141,450	-33.33 %	10.40 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	24	$172,450	$166,293	29	$99,000	$141,628	26	$134,450	$131,365	-10.34 %	35.81 %
Southside Totals		**1,549**	**$229,500**	**$264,106**	**1,917**	**$240,000**	**$273,369**	**2,152**	**$247,193**	**$277,413**	**12.26 %**	**3.00 %**
Northampton	53	3	$32,500	$31,325	0	$0	$0	1	$274,900	$274,900	0.00 %	0.00 %
Accomack	54	1	$129,900	$129,900	3	$165,000	$120,633	4	$29,600	$33,675	33.33 %	-82.06 %
Outlying Virginia	Others	7	$210,000	$225,529	19	$202,280	$244,457	23	$224,500	$245,914	21.05 %	10.98 %
North Carolina	200-290	42	$232,900	$245,736	39	$239,900	$244,854	60	$231,000	$228,512	53.85 %	-3.71 %
Other out of State	59	0	$0	$0	0	$0	$0	1	$1,499,900	$1,499,900	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**53**	**$217,500**	**$228,745**	**61**	**$235,310**	**$238,621**	**89**	**$225,000**	**$239,059**	**45.90 %**	**-4.38 %**
Hampton	101-105	143	$145,000	$164,609	161	$160,000	$180,784	206	$150,000	$178,333	27.95 %	-6.25 %
Newport News	106-110	180	$169,900	$180,436	206	$178,000	$188,444	223	$185,000	$186,611	8.25 %	3.93 %
James City County	115-119	89	$295,000	$334,116	142	$327,000	$357,448	165	$304,195	$347,079	16.20 %	-6.97 %
York County	112-113	84	$302,850	$332,146	97	$295,000	$307,808	102	$287,500	$311,567	5.15 %	-2.54 %
Poquoson	111	13	$300,000	$350,015	25	$315,000	$313,077	25	$280,000	$291,928	0.00 %	-11.11 %
Williamsburg	114	5	$278,900	$325,380	14	$307,938	$362,227	20	$179,000	$227,514	42.86 %	-41.87 %
Gloucester	120-121	46	$214,900	$213,210	56	$239,950	$235,141	64	$224,450	$231,299	14.29 %	-6.46 %
Mathews County	126	4	$294,000	$361,975	2	$154,950	$154,950	2	$196,950	$196,950	0.00 %	27.11 %
Middlesex County	125	1	$270,000	$270,000	3	$174,900	$160,267	0	$0	$0	-100.00 %	-100.00 %
Peninsula Totals		**565**	**$205,000**	**$232,490**	**706**	**$225,000**	**$248,438**	**807**	**$212,000**	**$240,947**	**14.31 %**	**-5.78 %**
Totals		**2,167**	**$224,400**	**$254,998**	**2,684**	**$237,250**	**$266,021**	**3,048**	**$235,250**	**$266,638**	**13.56 %**	**-0.84 %**

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Notes:

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Pending Sales by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List Price	Avg. List Price	Avg. MT	Units	Median List Price	Avg. List Price	Avg. MT		
Norfolk	11-13	1,303	$189,900	$217,710	89	1,454	$199,000	$224,326	82	11.59 %	4.79 %
Va. Beach	41-48	3,229	$249,899	$300,559	61	3,255	$259,000	$313,283	59	0.81 %	3.64 %
Portsmouth	21-22	717	$146,000	$148,767	85	757	$145,000	$149,067	85	5.58 %	-0.68 %
Chesapeake	31-33	1,908	$261,450	$274,551	64	2,046	$267,000	$280,752	56	7.23 %	2.12 %
Suffolk	61-63	722	$239,950	$240,964	94	874	$250,000	$256,258	88	21.05 %	4.19 %
Smithfield/Isle Wight	64-66	264	$255,750	$267,468	90	258	$263,603	$275,546	108	-2.27 %	3.07 %
Franklin	67	42	$145,950	$143,915	147	29	$135,000	$126,959	113	-30.95 %	-7.50 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	99	$129,900	$145,645	163	103	$129,000	$124,903	172	4.04 %	-0.69 %
Southside Totals		**8,284**	**$230,000**	**$259,505**	**74**	**8,776**	**$239,000**	**$267,180**	**70**	**5.94 %**	**3.91 %**
Northampton	53	9	$59,500	$81,222	128	6	$172,200	$656,450	87	-33.33 %	189.41 %
Accomack	54	16	$85,000	$102,894	90	16	$57,000	$103,475	106	0.00 %	-32.94 %
Outlying Virginia	Others	94	$187,250	$221,581	149	87	$219,900	$238,919	111	-7.45 %	17.44 %
North Carolina	200-290	155	$234,900	$258,298	153	205	$228,000	$227,679	135	32.26 %	-2.94 %
Other out of State	59	2	$181,860	$181,860	2	3	$1,499,900	$1,499,900	255	50.00 %	724.76 %
Outlying VA/NC and Other Totals		**276**	**$208,500**	**$230,456**	**146**	**317**	**$219,000**	**$244,650**	**127**	**14.86 %**	**5.04 %**
Hampton	101-105	777	$152,990	$164,646	91	839	$159,900	$177,190	85	7.98 %	4.52 %
Newport News	106-110	900	$174,900	$182,721	86	913	$174,500	$180,372	82	1.44 %	-0.23 %
James City County	115-119	602	$300,000	$337,580	116	610	$315,000	$351,052	90	1.33 %	5.00 %
York County	112-113	374	$304,813	$312,051	88	378	$286,500	$304,114	85	1.07 %	-6.01 %
Poquoson	111	79	$299,900	$320,019	86	88	$281,500	$300,977	112	11.39 %	-6.14 %
Williamsburg	114	51	$274,000	$301,374	102	69	$239,000	$292,999	85	35.29 %	-12.77 %
Gloucester	120-121	238	$209,915	$232,094	162	294	$219,900	$220,125	178	23.53 %	4.76 %
Mathews County	126	12	$137,500	$190,125	247	43	$174,000	$202,602	105	258.33 %	26.55 %
Middlesex County	125	10	$177,400	$193,550	221	4	$229,000	$212,975	108	-60.00 %	29.09 %
Peninsula Totals		**3,043**	**$205,000**	**$234,116**	**101**	**3,238**	**$209,000**	**$235,770**	**94**	**6.41 %**	**1.95 %**
Totals		**11,603**	**$225,000**	**$252,156**	**83**	**12,331**	**$229,900**	**$258,353**	**78**	**6.27 %**	**2.18 %**

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Pending Sales - Detached / Attached by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List	Avg. List	Units	Median List	Avg. List	Units	Median List	Avg. List		
Norfolk	11-13	254	$185,000	$218,270	241	$199,000	$222,119	321	$209,900	$235,323	33.20 %	5.48 %
Va. Beach	41-48	612	$239,900	$310,968	779	$254,000	$311,905	801	$269,000	$330,534	2.82 %	5.91 %
Portsmouth	21-22	99	$133,000	$146,015	159	$159,900	$161,833	183	$150,000	$146,763	15.09 %	-6.19 %
Chesapeake	31-33	346	$259,950	$273,416	429	$289,900	$294,953	482	$276,622	$289,432	12.35 %	-4.58 %
Suffolk	61-63	133	$240,000	$259,037	145	$259,900	$258,483	198	$262,188	$266,729	36.55 %	0.88 %
Smithfield/Isle Wight	64-66	31	$219,000	$245,638	60	$299,000	$299,793	57	$271,900	$286,771	-5.00 %	-9.06 %
Franklin	67	6	$174,900	$144,267	9	$162,500	$204,400	6	$179,400	$141,450	-33.33 %	10.40 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	21	$174,900	$173,049	25	$99,000	$125,200	21	$144,000	$147,767	-16.00 %	45.45 %
Southside Totals		**1,502**	**$230,000**	**$267,228**	**1,847**	**$244,900**	**$275,695**	**2,069**	**$249,900**	**$280,218**	**12.02 %**	**2.04 %**
Northampton	53	2	$44,038	$44,038	0	$0	$0	1	$274,900	$274,900	0.00 %	0.00 %
Accomack	54	1	$129,900	$129,900	3	$165,000	$120,633	3	$21,200	$25,233	0.00 %	-87.15 %
Outlying Virginia	Others	7	$210,000	$225,529	16	$234,900	$269,830	20	$267,585	$274,361	25.00 %	13.91 %
North Carolina	200-290	36	$237,950	$230,033	35	$249,700	$267,766	43	$260,000	$259,763	22.86 %	4.12 %
Other out of State	59	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**46**	**$222,450**	**$219,084**	**54**	**$239,900**	**$260,203**	**67**	**$260,000**	**$253,845**	**24.07 %**	**8.38 %**
Hampton	101-105	142	$146,500	$165,416	160	$160,000	$181,289	197	$153,300	$177,133	23.13 %	-4.19 %
Newport News	106-110	173	$175,000	$183,853	196	$179,950	$190,600	222	$185,000	$187,427	13.27 %	2.81 %
James City County	115-119	86	$299,250	$342,365	139	$330,230	$362,753	155	$315,000	$356,831	11.51 %	-4.61 %
York County	112-113	83	$305,700	$334,233	94	$297,450	$311,791	100	$295,000	$316,109	6.38 %	-0.82 %
Poquoson	111	12	$304,950	$372,108	24	$319,450	$321,996	25	$280,000	$291,928	4.17 %	-12.35 %
Williamsburg	114	4	$251,950	$334,475	14	$307,938	$362,227	15	$207,990	$258,819	7.14 %	-32.46 %
Gloucester	120-121	38	$229,700	$242,546	51	$259,900	$249,311	54	$234,100	$251,588	5.88 %	-9.93 %
Mathews County	126	4	$294,000	$361,975	2	$154,950	$154,950	2	$196,950	$196,950	0.00 %	27.11 %
Middlesex County	125	1	$270,000	$270,000	2	$227,400	$227,400	0	$0	$0	-100.00 %	-100.00 %
Peninsula Totals		**543**	**$209,900**	**$237,971**	**682**	**$225,000**	**$252,747**	**770**	**$215,000**	**$244,914**	**12.90 %**	**-4.44 %**
Totals		**2,091**	**$225,000**	**$258,571**	**2,583**	**$239,900**	**$269,312**	**2,906**	**$239,900**	**$270,255**	**12.50 %**	**0.00 %**

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Notes:

Pending Statistics can vary depending when the data is queried.

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Pending Sales - Detached / Attached by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn LP 2016-17
		Units	Median List Price	Avg. List Price	Avg. MT	Units	Median List Price	Avg. List Price	Avg. MT		
Norfolk	11-13	1,208	$194,700	$220,755	81	1,359	$199,900	$225,171	80	12.50 %	2.67 %
Va. Beach	41-48	3,192	$249,500	$298,992	59	3,202	$258,826	$311,305	58	0.31 %	3.74 %
Portsmouth	21-22	685	$149,900	$151,142	84	723	$145,000	$149,220	81	5.55 %	-3.27 %
Chesapeake	31-33	1,865	$265,000	$277,806	62	1,993	$269,900	$284,045	53	6.86 %	1.85 %
Suffolk	61-63	667	$249,900	$247,986	85	819	$259,900	$265,888	72	22.79 %	4.00 %
Smithfield/Isle Wight	64-66	239	$270,313	$285,924	67	232	$279,450	$290,847	85	-2.93 %	3.38 %
Franklin	67	41	$149,000	$146,840	141	26	$148,000	$136,881	97	-36.59 %	-0.67 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	81	$142,000	$153,799	117	85	$139,900	$140,381	117	4.94 %	-1.48 %
Southside Totals		**7,978**	**$234,900**	**$262,587**	**69**	**8,439**	**$239,900**	**$269,881**	**65**	**5.78 %**	**2.13 %**
Northampton	53	9	$59,500	$81,222	128	4	$229,700	$967,325	65	-55.56 %	286.05 %
Accomack	54	12	$85,000	$102,792	104	11	$38,000	$109,718	81	-8.33 %	-55.29 %
Outlying Virginia	Others	76	$218,950	$258,516	114	75	$230,000	$259,240	76	-1.32 %	5.05 %
North Carolina	200-290	131	$239,900	$253,729	138	162	$249,900	$258,976	115	23.66 %	4.17 %
Other out of State	59	1	$198,720	$198,720	0	1	$1,499,900	$1,499,900	240	0.00 %	654.78 %
Outlying VA/NC and Other Totals		**229**	**$229,900**	**$240,388**	**127**	**253**	**$245,900**	**$268,669**	**102**	**10.48 %**	**6.96 %**
Hampton	101-105	758	$154,950	$166,723	90	813	$161,000	$178,303	83	7.26 %	3.90 %
Newport News	106-110	865	$175,000	$185,351	87	897	$174,900	$180,109	80	3.70 %	-0.06 %
James City County	115-119	568	$314,700	$350,888	96	576	$324,950	$362,583	81	1.41 %	3.26 %
York County	112-113	365	$309,900	$315,663	83	366	$289,900	$307,277	82	0.27 %	-6.45 %
Poquoson	111	74	$304,000	$335,575	80	77	$296,911	$322,289	76	4.05 %	-2.33 %
Williamsburg	114	51	$274,000	$301,374	102	63	$245,000	$308,158	67	23.53 %	-10.58 %
Gloucester	120-121	206	$229,450	$250,606	122	242	$235,000	$249,117	108	17.48 %	2.42 %
Mathews County	126	9	$159,900	$226,389	302	34	$200,850	$230,335	114	277.78 %	25.61 %
Middlesex County	125	8	$189,950	$236,812	119	4	$229,000	$212,975	108	-50.00 %	20.56 %
Peninsula Totals		**2,904**	**$213,950**	**$240,009**	**93**	**3,072**	**$214,900**	**$241,220**	**83**	**5.79 %**	**0.44 %**
Totals		**11,111**	**$229,900**	**$256,228**	**76**	**11,764**	**$234,900**	**$262,370**	**71**	**5.88 %**	**2.17 %**

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REIN, Inc.
Settled Sales Summary
Number of Units by Property Region
(Through May 2017)

Month Year	Total Settled Listings Southside	Peninsula	Total	Change From 2016	New Construction - Extract Southside	Peninsula	Total	Change From 2016
January								
2015	907	373	1,280		131	39	170	
2016	1,010	348	1,358		130	35	165	
2017	1,162	366	1,528	**12.52 %**	148	45	193	**16.97 %**
February								
2015	951	338	1,289		144	28	172	
2016	1,197	400	1,597		143	25	168	
2017	1,157	384	1,541	**-3.51 %**	173	35	208	**23.81 %**
March								
2015	1,572	535	2,107		192	43	235	
2016	1,647	577	2,224		210	41	251	
2017	1,731	611	2,342	**5.31 %**	232	51	283	**12.75 %**
April								
2015	1,506	476	1,982		196	38	234	
2016	1,610	593	2,203		205	43	248	
2017	1,666	610	2,276	**3.31 %**	177	59	236	**-4.84 %**
May								
2015	1,560	498	2,058		188	45	233	
2016	1,959	648	2,607		219	59	278	
2017	2,062	728	2,790	**7.02 %**	242	55	297	**6.83 %**
YTD Totals								
2015	6,496	2,220	8,716		851	193	1,044	
2016	7,423	2,566	9,989		907	203	1,110	
2017	7,778	2,699	10,477	**4.89 %**	972	245	1,217	**9.64 %**

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Settled Sales by Property Type - Month

May 2015 vs. May 2016 vs. May 2017

Property Type	May 2015			May 2016			May 2017			% change In Units 2016 - 2017	% change In Mdn SP 2016 - 2017
	Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale		
CUMULATIVE											
Detached	1,557	$235,900	$268,473	1,973	$242,500	$268,388	2,095	$245,000	$271,495	6.18 %	1.03 %
Attached	419	$172,000	$195,981	525	$185,000	$200,941	573	$185,000	$206,694	9.14 %	0.00 %
MultiFamily Residential	9	$75,600	$90,067	18	$135,000	$124,328	22	$137,000	$162,427	22.22 %	1.48 %
Apartments	6	$240,000	$256,833	8	$208,450	$331,414	11	$201,900	$165,384	37.50 %	-3.14 %
Commercial	6	$152,450	$188,483	3	$169,000	$1,003,667	12	$204,000	$298,492	300.00 %	20.71 %
Land & Farms	61	$96,600	$149,783	80	$70,650	$86,834	77	$76,000	$113,739	-3.75 %	7.57 %
TOTALS	**2,058**	**$220,000**	**$249,149**	**2,607**	**$223,000**	**$249,279**	**2,790**	**$228,000**	**$252,670**	**7.02 %**	**2.24 %**
SOUTHSIDE											
Detached	1,150	$245,000	$277,036	1,440	$249,900	$274,607	1,524	$253,000	$278,076	5.83 %	1.24 %
Attached	348	$175,000	$201,875	440	$185,220	$203,080	449	$187,000	$211,846	2.05 %	0.96 %
MultiFamily Residential	9	$75,600	$90,067	18	$135,000	$124,328	21	$131,000	$149,638	16.67 %	-2.96 %
Apartments	5	$210,000	$213,000	8	$208,450	$331,414	10	$205,950	$169,252	25.00 %	-1.20 %
Commercial	6	$152,450	$188,483	2	$1,462,500	$1,462,500	10	$154,000	$289,690	400.00 %	-89.47 %
Land & Farms	42	$98,250	$178,600	51	$67,800	$96,794	48	$66,500	$128,489	-5.88 %	-1.92 %
TOTALS	**1,560**	**$225,000**	**$255,995**	**1,959**	**$226,070**	**$253,977**	**2,062**	**$234,900**	**$258,393**	**5.26 %**	**3.91 %**
PENINSULA											
Detached	407	$212,000	$244,279	533	$220,000	$251,585	571	$223,300	$253,932	7.13 %	1.50 %
Attached	71	$159,900	$167,095	85	$175,000	$189,865	124	$169,950	$188,036	45.88 %	-2.89 %
MultiFamily Residential	0	$0	$0	0	$0	$0	1	$431,000	$431,000	0.00 %	0.00 %
Apartments	1	$476,000	$476,000	0	$0	$0	1	$126,700	$126,700	0.00 %	0.00 %
Commercial	0	$0	$0	1	$86,000	$86,000	2	$342,500	$342,500	100.00 %	298.26 %
Land & Farms	19	$92,000	$86,084	29	$73,500	$69,319	29	$82,500	$89,325	0.00 %	12.24 %
TOTALS	**498**	**$200,000**	**$227,705**	**648**	**$207,750**	**$235,077**	**728**	**$208,248**	**$236,462**	**12.35 %**	**0.24 %**

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Settled Sales by Property Type - YTD

January - May 2016 - 2017

CUMULATIVE										
	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
Property Type	Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Detached	7,416	$230,300	$253,927	81	7,736	$236,000	$262,934	76	4.31 %	2.48 %
Attached	2,090	$171,000	$189,000	84	2,276	$182,000	$200,532	73	8.90 %	6.43 %
MultiFamily Residential	77	$110,100	$134,963	80	91	$128,252	$140,904	96	18.18 %	16.49 %
Apartments	40	$214,500	$265,834	110	30	$226,000	$258,664	97	-25.00 %	5.36 %
Commercial	24	$200,890	$343,755	224	38	$205,000	$275,334	204	58.33 %	2.05 %
Land & Farms	342	$62,500	$101,535	254	306	$70,000	$113,636	236	-10.53 %	12.00 %
TOTALS	**9,989**	**$211,200**	**$234,471**	**88**	**10,477**	**$219,900**	**$243,990**	**81**	**4.89 %**	**4.12 %**
SOUTHSIDE										
Detached	5,395	$238,883	$261,066	75	5,644	$245,000	$270,783	72	4.62 %	2.56 %
Attached	1,674	$175,000	$195,561	81	1,789	$185,000	$205,404	66	6.87 %	5.71 %
MultiFamily Residential	74	$110,050	$134,638	81	84	$129,950	$142,486	95	13.51 %	18.08 %
Apartments	38	$214,500	$252,791	113	29	$227,000	$263,214	94	-23.68 %	5.83 %
Commercial	13	$285,000	$520,585	234	33	$200,000	$269,400	195	153.85 %	-29.82 %
Land & Farms	229	$62,500	$113,465	251	199	$70,000	$122,817	238	-13.10 %	12.00 %
TOTALS	**7,423**	**$218,000**	**$240,892**	**82**	**7,778**	**$225,000**	**$250,540**	**76**	**4.78 %**	**3.21 %**
PENINSULA										
Detached	2,021	$208,400	$234,870	96	2,092	$212,450	$241,757	87	3.51 %	1.94 %
Attached	416	$150,250	$162,597	100	487	$170,000	$182,634	95	17.07 %	13.14 %
MultiFamily Residential	3	$167,000	$143,000	47	7	$67,000	$121,914	103	133.33 %	-59.88 %
Apartments	2	$513,650	$513,650	64	1	$126,700	$126,700	194	-50.00 %	-75.33 %
Commercial	11	$99,000	$134,775	212	5	$420,000	$314,500	262	-54.55 %	324.24 %
Land & Farms	113	$62,500	$77,358	261	107	$71,250	$96,562	232	-5.31 %	14.00 %
TOTALS	**2,566**	**$189,900**	**$215,898**	**105**	**2,699**	**$199,300**	**$225,114**	**95**	**5.18 %**	**4.95 %**

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Settled Sales by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale		
Norfolk	11-13	244	$187,500	$213,714	296	$197,500	$222,046	321	$189,900	$217,348	8.45 %	-3.85 %
Va. Beach	41-48	616	$239,950	$295,698	770	$245,000	$294,048	746	$258,900	$300,878	-3.12 %	5.67 %
Portsmouth	21-22	109	$143,500	$152,608	162	$141,505	$140,094	167	$150,000	$147,951	3.09 %	6.00 %
Chesapeake	31-33	326	$260,000	$269,258	414	$251,450	$260,422	456	$250,000	$268,520	10.14 %	-0.58 %
Suffolk	61-63	137	$230,000	$249,703	155	$235,000	$236,209	192	$250,000	$254,396	23.87 %	6.38 %
Smithfield/Isle Wight	64-66	41	$248,000	$266,342	59	$256,500	$254,884	69	$265,000	$262,471	16.95 %	3.31 %
Franklin	67	9	$141,500	$138,622	7	$214,000	$207,854	6	$107,750	$119,850	-14.29 %	-49.65 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	20	$95,000	$114,819	25	$162,000	$161,948	22	$65,000	$99,407	-12.00 %	-59.88 %
Southside Totals		**1,502**	**$226,185**	**$257,911**	**1,888**	**$226,800**	**$254,135**	**1,979**	**$234,900**	**$258,331**	**4.82 %**	**3.57 %**
Northampton	53	2	$49,291	$49,290	1	$15,600	$15,600	2	$172,200	$172,200	100.00 %	1,003.85 %
Accomack	54	2	$39,000	$39,000	4	$104,050	$93,838	5	$114,950	$188,170	25.00 %	10.48 %
Outlying Virginia	Others	10	$221,250	$239,130	25	$180,000	$196,158	19	$210,000	$254,861	-24.00 %	16.67 %
North Carolina	200-290	43	$215,000	$212,257	41	$243,000	$303,378	54	$236,950	$224,831	31.71 %	-2.49 %
Other out of State	59	1	$275,000	$275,000	0	$0	$0	3	$1,100,000	$1,100,000	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**58**	**$208,750**	**$206,378**	**71**	**$215,000**	**$249,766**	**83**	**$228,000**	**$259,861**	**16.90 %**	**6.05 %**
Hampton	101-105	132	$144,900	$166,677	164	$156,950	$175,330	191	$170,000	$182,667	16.46 %	8.31 %
Newport News	106-110	156	$155,550	$169,629	191	$174,900	$184,131	203	$182,500	$176,478	6.28 %	4.35 %
James City County	115-119	90	$327,950	$375,054	129	$320,000	$330,629	151	$310,000	$359,404	17.05 %	-3.13 %
York County	112-113	60	$260,293	$275,161	82	$273,231	$300,679	77	$250,000	$282,081	-6.10 %	-8.50 %
Poquoson	111	13	$300,000	$322,167	22	$321,950	$314,368	21	$280,000	$295,249	-4.55 %	-13.03 %
Williamsburg	114	5	$272,000	$244,400	7	$169,000	$186,464	10	$229,175	$320,385	42.86 %	35.61 %
Gloucester	120-121	38	$206,200	$211,520	47	$189,221	$250,201	63	$219,900	$214,489	34.04 %	16.21 %
Mathews County	126	1	$213,000	$213,000	4	$169,500	$227,250	11	$165,000	$200,727	175.00 %	-2.65 %
Middlesex County	125	3	$228,000	$336,000	2	$105,000	$105,000	1	$315,000	$315,000	-50.00 %	200.00 %
Peninsula Totals		**498**	**$200,000**	**$227,705**	**648**	**$207,750**	**$235,077**	**728**	**$208,248**	**$236,462**	**12.35 %**	**0.24 %**
Totals		**2,058**	**$220,000**	**$249,149**	**2,607**	**$223,000**	**$249,279**	**2,790**	**$228,000**	**$252,670**	**7.02 %**	**2.24 %**

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Settled Sales by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	1,220	$176,000	$200,132	94	1,298	$185,550	$206,766	83	6.39 %	5.43 %
Va. Beach	41-48	2,778	$240,000	$285,027	67	2,825	$249,900	$295,009	63	1.69 %	4.13 %
Portsmouth	21-22	639	$135,000	$134,981	91	659	$135,000	$140,909	84	3.13 %	0.00 %
Chesapeake	31-33	1,571	$245,000	$256,549	72	1,679	$245,000	$264,707	60	6.87 %	0.00 %
Suffolk	61-63	610	$225,793	$225,515	88	706	$246,938	$244,338	96	15.74 %	9.36 %
Smithfield/Isle Wight	64-66	215	$244,900	$249,017	107	231	$257,000	$274,664	118	7.44 %	4.94 %
Franklin	67	37	$140,000	$135,663	145	25	$85,000	$98,120	111	-32.43 %	-39.29 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	93	$125,000	$142,621	159	95	$125,000	$127,083	177	2.15 %	0.00 %
Southside Totals		**7,163**	**$219,000**	**$242,167**	**80**	**7,518**	**$225,000**	**$251,338**	**74**	**4.96 %**	**2.74 %**
Northampton	53	9	$53,399	$71,833	106	5	$184,500	$240,120	120	-44.44 %	245.51 %
Accomack	54	16	$82,563	$94,830	81	14	$57,500	$106,846	121	-12.50 %	-30.36 %
Outlying Virginia	Others	84	$157,000	$196,214	140	78	$214,500	$241,232	100	-7.14 %	36.62 %
North Carolina	200-290	148	$224,450	$232,456	170	159	$221,500	$215,838	138	7.43 %	-1.31 %
Other out of State	59	3	$150,000	$148,667	1	4	$1,100,000	$826,750	212	33.33 %	633.33 %
Outlying VA/NC and Other Totals		**260**	**$184,050**	**$205,751**	**151**	**260**	**$206,207**	**$227,453**	**127**	**0.00 %**	**12.04 %**
Hampton	101-105	699	$147,500	$157,526	95	735	$158,000	$170,664	90	5.15 %	7.12 %
Newport News	106-110	802	$165,000	$169,483	87	778	$165,000	$166,441	83	-2.99 %	0.00 %
James City County	115-119	439	$299,000	$323,090	121	492	$312,250	$348,945	99	12.07 %	4.43 %
York County	112-113	321	$285,700	$299,803	93	305	$272,500	$288,630	93	-4.98 %	-4.62 %
Poquoson	111	56	$288,500	$295,843	95	65	$239,900	$275,089	91	16.07 %	-16.85 %
Williamsburg	114	37	$210,000	$256,912	122	61	$242,500	$298,413	85	64.86 %	15.48 %
Gloucester	120-121	192	$184,165	$207,162	183	221	$216,000	$218,203	145	15.10 %	17.29 %
Mathews County	126	13	$135,000	$199,023	147	38	$188,450	$198,937	117	192.31 %	39.59 %
Middlesex County	125	7	$179,900	$206,986	295	4	$280,000	$268,750	132	-42.86 %	55.64 %
Peninsula Totals		**2,566**	**$189,900**	**$215,898**	**105**	**2,699**	**$199,300**	**$225,114**	**95**	**5.18 %**	**4.95 %**
Totals		**9,989**	**$211,200**	**$234,471**	**88**	**10,477**	**$219,900**	**$243,990**	**81**	**4.89 %**	**4.12 %**

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Settled Sales - Detached / Attached by City - Month

May 2016 vs. May 2017

City	Area #'s	May 2016				May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	274	$200,000	$225,278	78	301	$191,500	$220,065	75	9.85 %	-4.25 %
Va. Beach	41-48	762	$245,000	$294,536	58	736	$258,400	$301,283	52	-3.41 %	5.47 %
Portsmouth	21-22	154	$142,550	$142,563	81	155	$152,000	$149,136	81	0.65 %	6.63 %
Chesapeake	31-33	396	$258,108	$268,141	62	450	$255,000	$269,477	49	13.64 %	-1.20 %
Suffolk	61-63	149	$237,900	$241,178	72	176	$259,000	$270,937	67	18.12 %	8.87 %
Smithfield/Isle Wight	64-66	54	$267,500	$271,028	77	61	$285,000	$288,664	72	12.96 %	6.54 %
Franklin	67	7	$214,000	$207,854	117	5	$123,500	$140,820	45	-28.57 %	-42.29 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	24	$166,000	$167,467	88	17	$127,000	$116,347	139	-29.17 %	-23.49 %
Southside Totals		**1,820**	**$230,000**	**$258,432**	**66**	**1,901**	**$237,000**	**$263,198**	**60**	**4.45 %**	**3.04 %**
Northampton	53	1	$15,600	$15,600	22	2	$172,200	$172,200	48	100.00 %	1,003.85 %
Accomack	54	3	$150,100	$105,783	68	5	$114,950	$188,170	89	66.67 %	-23.42 %
Outlying Virginia	Others	19	$200,000	$243,902	103	17	$256,500	$273,374	63	-10.53 %	28.25 %
North Carolina	200-290	37	$245,575	$256,109	175	47	$249,900	$245,396	109	27.03 %	1.76 %
Other out of State	59	0	$0	$0	0	1	$1,100,000	$1,100,000	240	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**60**	**$229,950**	**$240,719**	**144**	**72**	**$246,250**	**$257,864**	**97**	**20.00 %**	**7.09 %**
Hampton	101-105	162	$157,000	$177,042	88	185	$170,000	$184,572	92	14.20 %	8.28 %
Newport News	106-110	182	$178,750	$189,667	81	200	$185,450	$178,572	69	9.89 %	3.75 %
James City County	115-119	122	$334,475	$344,272	84	142	$313,750	$372,086	77	16.39 %	-6.20 %
York County	112-113	80	$275,300	$306,577	72	76	$251,000	$284,707	93	-5.00 %	-8.83 %
Poquoson	111	21	$324,900	$325,767	67	20	$280,000	$305,012	93	-4.76 %	-13.82 %
Williamsburg	114	7	$169,000	$186,464	96	9	$229,000	$308,094	49	28.57 %	35.50 %
Gloucester	120-121	39	$216,815	$290,500	166	53	$234,000	$240,762	140	35.90 %	7.93 %
Mathews County	126	3	$250,000	$273,333	245	9	$200,000	$225,444	110	200.00 %	-20.00 %
Middlesex County	125	2	$105,000	$105,000	147	1	$315,000	$315,000	40	-50.00 %	200.00 %
Peninsula Totals		**618**	**$215,000**	**$243,096**	**88**	**695**	**$210,000**	**$242,175**	**86**	**12.46 %**	**-2.33 %**
Totals		**2,498**	**$226,188**	**$254,213**	**73**	**2,668**	**$230,000**	**$257,578**	**68**	**6.81 %**	**1.69 %**

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Settled Sales - Detached / Attached by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	1,120	$180,000	$204,021	86	1,208	$189,000	$210,057	83	7.86 %	5.00 %
Va. Beach	41-48	2,740	$240,000	$284,493	66	2,782	$249,900	$294,583	61	1.53 %	4.13 %
Portsmouth	21-22	604	$135,550	$137,878	89	621	$136,000	$142,207	83	2.81 %	0.33 %
Chesapeake	31-33	1,529	$249,000	$259,926	70	1,642	$248,000	$267,829	58	7.39 %	-0.40 %
Suffolk	61-63	567	$235,000	$232,846	85	661	$250,000	$255,483	85	16.58 %	6.38 %
Smithfield/Isle Wight	64-66	190	$255,000	$266,124	80	209	$275,000	$291,108	90	10.00 %	7.84 %
Franklin	67	36	$143,995	$138,765	138	21	$103,500	$111,309	95	-41.67 %	-28.12 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	76	$149,900	$162,580	115	78	$138,500	$137,389	107	2.63 %	-7.61 %
Southside Totals		**6,862**	**$220,417**	**$246,088**	**75**	**7,222**	**$229,500**	**$255,349**	**69**	**5.25 %**	**4.12 %**
Northampton	53	9	$53,399	$71,833	106	4	$277,600	$297,025	50	-55.56 %	419.86 %
Accomack	54	10	$95,000	$106,248	103	9	$35,500	$122,094	84	-10.00 %	-62.63 %
Outlying Virginia	Others	67	$185,000	$232,331	96	67	$219,000	$238,627	100	0.00 %	18.38 %
North Carolina	200-290	119	$240,000	$248,575	132	130	$238,700	$248,129	123	9.24 %	-0.54 %
Other out of State	59	2	$153,000	$153,000	0	1	$1,100,000	$1,100,000	240	-50.00 %	618.95 %
Outlying VA/NC and Other Totals		**207**	**$218,000**	**$227,833**	**117**	**211**	**$230,000**	**$244,700**	**114**	**1.93 %**	**5.50 %**
Hampton	101-105	684	$150,000	$159,802	94	719	$159,900	$172,079	88	5.12 %	6.60 %
Newport News	106-110	764	$169,900	$173,352	89	762	$167,000	$169,077	82	-0.26 %	-1.71 %
James City County	115-119	414	$311,750	$336,677	106	463	$320,000	$362,906	87	11.84 %	2.65 %
York County	112-113	308	$292,500	$306,927	86	295	$279,000	$290,832	88	-4.22 %	-4.62 %
Poquoson	111	52	$297,500	$312,158	87	56	$277,500	$298,677	90	7.69 %	-6.72 %
Williamsburg	114	37	$210,000	$256,912	122	57	$245,000	$306,881	75	54.05 %	16.67 %
Gloucester	120-121	162	$205,000	$229,092	137	193	$229,500	$239,728	115	19.14 %	11.95 %
Mathews County	126	10	$267,500	$236,480	166	30	$217,000	$225,193	129	200.00 %	-18.88 %
Middlesex County	125	6	$190,000	$238,983	153	4	$280,000	$268,750	132	-33.33 %	47.37 %
Peninsula Totals		**2,437**	**$195,000**	**$222,533**	**97**	**2,579**	**$201,150**	**$230,593**	**89**	**5.83 %**	**3.15 %**
Totals		**9,506**	**$215,850**	**$239,652**	**82**	**10,012**	**$222,950**	**$248,748**	**75**	**5.32 %**	**3.29 %**

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Settled Sales - Detached / Attached Resale by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale		
Norfolk	11-13	207	$181,000	$208,602	253	$192,400	$220,750	271	$178,000	$209,796	7.11 %	-7.48 %
Va. Beach	41-48	561	$235,000	$286,699	698	$240,000	$286,590	673	$250,000	$292,417	-3.58 %	4.17 %
Portsmouth	21-22	100	$136,500	$147,911	147	$139,900	$138,660	147	$147,000	$144,835	0.00 %	5.08 %
Chesapeake	31-33	251	$249,900	$256,470	315	$240,000	$251,006	363	$243,900	$254,656	15.24 %	1.63 %
Suffolk	61-63	95	$214,000	$220,570	122	$228,950	$230,995	141	$254,900	$263,855	15.57 %	11.33 %
Smithfield/Isle Wight	64-66	31	$252,000	$265,882	47	$260,000	$260,645	53	$275,000	$275,974	12.77 %	5.77 %
Franklin	67	8	$141,500	$140,325	7	$214,000	$207,854	5	$123,500	$140,820	-28.57 %	-42.29 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	15	$123,000	$140,040	23	$162,000	$166,926	17	$127,000	$116,347	-26.09 %	-21.60 %
Southside Totals		**1,268**	**$219,900**	**$248,899**	**1,612**	**$220,700**	**$248,800**	**1,670**	**$227,750**	**$252,632**	**3.60 %**	**3.19 %**
Northampton	53	2	$49,291	$49,290	1	$15,600	$15,600	2	$172,200	$172,200	100.00 %	1,003.85 %
Accomack	54	2	$39,000	$39,000	3	$150,100	$105,783	5	$114,950	$188,170	66.67 %	-23.42 %
Outlying Virginia	Others	9	$212,500	$240,144	18	$215,000	$249,986	15	$210,000	$272,557	-16.67 %	-2.33 %
North Carolina	200-290	28	$192,250	$192,134	27	$224,900	$246,770	38	$239,500	$238,816	40.74 %	6.49 %
Other out of State	59	1	$275,000	$275,000	0	$0	$0	1	$1,100,000	$1,100,000	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**42**	**$192,250**	**$190,300**	**49**	**$215,000**	**$234,602**	**61**	**$215,000**	**$254,895**	**24.49 %**	**0.00 %**
Hampton	101-105	122	$144,900	$167,387	152	$155,000	$169,850	171	$168,000	$177,920	12.50 %	8.39 %
Newport News	106-110	142	$157,500	$170,790	172	$174,450	$182,180	195	$182,500	$175,530	13.37 %	4.61 %
James City County	115-119	67	$326,000	$389,597	98	$315,000	$340,045	120	$310,125	$365,659	22.45 %	-1.55 %
York County	112-113	54	$261,250	$278,741	73	$276,200	$307,759	71	$245,000	$282,691	-2.74 %	-11.30 %
Poquoson	111	11	$255,000	$278,082	20	$329,500	$325,810	19	$280,000	$297,616	-5.00 %	-15.02 %
Williamsburg	114	4	$238,500	$236,750	7	$169,000	$186,464	9	$229,000	$308,094	28.57 %	35.50 %
Gloucester	120-121	29	$204,000	$206,536	32	$196,200	$293,184	46	$221,950	$228,528	43.75 %	13.12 %
Mathews County	126	1	$213,000	$213,000	3	$250,000	$273,333	9	$200,000	$225,444	200.00 %	-20.00 %
Middlesex County	125	3	$228,000	$336,000	2	$105,000	$105,000	0	$0	$0	-100.00 %	-100.00 %
Peninsula Totals		**433**	**$195,000**	**$224,122**	**559**	**$199,900**	**$234,662**	**640**	**$201,000**	**$233,706**	**14.49 %**	**0.55 %**
Totals		**1,743**	**$212,000**	**$241,332**	**2,220**	**$219,000**	**$244,927**	**2,371**	**$220,000**	**$247,581**	**6.80 %**	**0.46 %**

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Settled Sales - Detached / Attached Resale by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	1,004	$166,250	$194,834	85	1,083	$179,000	$200,319	81	7.87 %	7.67 %
Va. Beach	41-48	2,503	$233,900	$275,596	66	2,559	$240,000	$285,222	63	2.24 %	2.61 %
Portsmouth	21-22	575	$132,000	$133,800	89	575	$130,000	$136,553	82	0.00 %	-1.52 %
Chesapeake	31-33	1,185	$230,000	$240,912	73	1,268	$232,500	$245,633	63	7.00 %	1.09 %
Suffolk	61-63	455	$217,800	$215,332	84	529	$240,000	$242,345	86	16.26 %	10.19 %
Smithfield/Isle Wight	64-66	158	$251,000	$250,737	79	171	$257,000	$274,284	96	8.23 %	2.39 %
Franklin	67	36	$143,995	$138,765	138	21	$103,500	$111,309	95	-41.67 %	-28.12 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	72	$143,250	$159,324	117	75	$135,000	$136,324	111	4.17 %	-5.76 %
Southside Totals		**5,988**	**$209,950**	**$234,119**	**76**	**6,281**	**$218,000**	**$242,712**	**71**	**4.89 %**	**3.83 %**
Northampton	53	8	$49,200	$64,312	113	4	$277,600	$297,025	50	-50.00 %	464.23 %
Accomack	54	9	$95,000	$90,275	81	9	$35,500	$122,094	84	0.00 %	-62.63 %
Outlying Virginia	Others	63	$185,000	$233,545	80	60	$214,500	$232,716	86	-4.76 %	15.95 %
North Carolina	200-290	92	$239,450	$244,410	124	106	$228,500	$242,469	124	15.22 %	-4.57 %
Other out of State	59	2	$153,000	$153,000	0	1	$1,100,000	$1,100,000	240	-50.00 %	618.95 %
Outlying VA/NC and Other Totals		**174**	**$200,000**	**$223,172**	**104**	**180**	**$222,000**	**$239,176**	**108**	**3.45 %**	**11.00 %**
Hampton	101-105	639	$143,800	$151,627	91	666	$153,250	$164,053	86	4.23 %	6.57 %
Newport News	106-110	735	$165,000	$167,821	90	741	$164,900	$165,040	82	0.82 %	-0.06 %
James City County	115-119	337	$292,500	$329,414	108	379	$312,500	$354,708	91	12.46 %	6.84 %
York County	112-113	285	$285,700	$303,516	81	271	$263,500	$286,092	82	-4.91 %	-7.77 %
Poquoson	111	51	$295,000	$311,908	87	46	$244,950	$273,789	96	-9.80 %	-16.97 %
Williamsburg	114	37	$210,000	$256,912	122	47	$225,000	$306,396	73	27.03 %	7.14 %
Gloucester	120-121	134	$184,165	$214,247	133	151	$213,000	$225,167	115	12.69 %	15.66 %
Mathews County	126	10	$267,500	$236,480	166	30	$217,000	$225,193	129	200.00 %	-18.88 %
Middlesex County	125	6	$190,000	$238,983	153	3	$245,000	$253,333	163	-50.00 %	28.95 %
Peninsula Totals		**2,234**	**$185,000**	**$212,924**	**95**	**2,334**	**$190,000**	**$219,379**	**88**	**4.48 %**	**2.70 %**
Totals		**8,396**	**$203,000**	**$228,253**	**81**	**8,795**	**$210,000**	**$236,448**	**76**	**4.75 %**	**3.45 %**

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Settled Sales - Detached / Attached New Construction by City - Month

May 2015 vs. May 2016 vs. May 2017

City	Area #'s	May 2015			May 2016			May 2017			% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale	Units	Median Sale	Avg. Sale		
Norfolk	11-13	20	$267,400	$322,674	21	$260,000	$279,832	30	$266,900	$312,831	42.86 %	2.65 %
Va. Beach	41-48	48	$349,443	$404,664	64	$334,000	$381,194	63	$340,484	$395,989	-1.56 %	1.94 %
Portsmouth	21-22	7	$225,000	$239,457	7	$222,500	$224,522	8	$223,575	$228,162	14.29 %	0.48 %
Chesapeake	31-33	68	$350,786	$330,324	81	$310,000	$334,776	87	$324,810	$331,316	7.41 %	4.78 %
Suffolk	61-63	33	$296,932	$342,871	27	$269,000	$287,190	35	$275,500	$299,467	29.63 %	2.42 %
Smithfield/Isle Wight	64-66	4	$360,132	$443,791	7	$333,470	$340,745	8	$391,234	$372,737	14.29 %	17.32 %
Franklin	67	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	0	$0	$0	1	$179,900	$179,900	0	$0	$0	-100.00 %	-100.00 %
Southside Totals		**180**	**$313,329**	**$350,586**	**208**	**$282,215**	**$333,080**	**231**	**$303,400**	**$339,590**	**11.06 %**	**7.51 %**
Northampton	53	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Accomack	54	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Outlying Virginia	Others	0	$0	$0	1	$134,400	$134,400	2	$279,508	$279,508	100.00 %	107.97 %
North Carolina	200-290	8	$260,218	$267,801	10	$281,173	$281,324	9	$274,120	$273,179	-10.00 %	-2.51 %
Other out of State	59	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**8**	**$260,218**	**$267,801**	**11**	**$279,000**	**$267,967**	**11**	**$274,120**	**$274,329**	**0.00 %**	**-1.75 %**
Hampton	101-105	6	$207,450	$206,692	10	$288,245	$286,363	14	$257,450	$265,817	40.00 %	-10.68 %
Newport News	106-110	5	$356,518	$310,683	10	$322,606	$318,452	5	$348,500	$297,187	-50.00 %	8.03 %
James City County	115-119	22	$369,575	$341,901	24	$358,893	$361,532	22	$348,856	$407,140	-8.33 %	-2.80 %
York County	112-113	4	$313,597	$317,923	7	$272,061	$294,249	5	$319,800	$313,326	-28.57 %	17.55 %
Poquoson	111	2	$564,634	$564,634	1	$324,900	$324,900	1	$445,534	$445,534	0.00 %	37.13 %
Williamsburg	114	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Gloucester	120-121	6	$255,600	$254,035	7	$296,000	$278,229	7	$299,250	$321,156	0.00 %	1.10 %
Mathews County	126	0	$0	$0	0	$0	$0	0	$0	$0	0.00 %	0.00 %
Middlesex County	125	0	$0	$0	0	$0	$0	1	$315,000	$315,000	0.00 %	0.00 %
Peninsula Totals		**45**	**$290,000**	**$316,457**	**59**	**$324,900**	**$323,003**	**55**	**$315,000**	**$340,722**	**-6.78 %**	**-3.05 %**
Totals		**233**	**$300,440**	**$341,152**	**278**	**$294,500**	**$328,365**	**297**	**$302,515**	**$337,382**	**6.83 %**	**2.72 %**

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Settled Sales - Detached / Attached New Construction by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	116	$254,900	$283,535	98	125	$264,900	$294,427	93	7.76 %	3.92 %
Va. Beach	41-48	237	$337,000	$378,448	61	223	$354,800	$402,003	44	-5.91 %	5.28 %
Portsmouth	21-22	29	$216,900	$218,736	92	46	$213,950	$212,884	91	58.62 %	-1.36 %
Chesapeake	31-33	344	$307,810	$325,425	60	374	$342,878	$343,081	40	8.72 %	11.39 %
Suffolk	61-63	112	$284,253	$303,997	91	132	$304,870	$308,132	79	17.86 %	7.25 %
Smithfield/Isle Wight	64-66	32	$357,539	$342,097	83	38	$374,374	$366,816	64	18.75 %	4.71 %
Franklin	67	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	4	$209,950	$221,200	84	3	$150,000	$164,000	12	-25.00 %	-28.55 %
Southside Totals		**874**	**$283,438**	**$328,091**	**71**	**941**	**$299,900**	**$339,702**	**57**	**7.67 %**	**5.81 %**
Northampton	53	1	$132,000	$132,000	49	0	$0	$0	0	-100.00 %	-100.00 %
Accomack	54	1	$250,000	$250,000	308	0	$0	$0	0	-100.00 %	-100.00 %
Outlying Virginia	Others	4	$160,200	$213,200	357	7	$295,748	$289,299	220	75.00 %	84.61 %
North Carolina	200-290	27	$245,575	$262,766	158	24	$275,473	$273,126	122	-11.11 %	12.17 %
Other out of State	59	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**33**	**$245,310**	**$252,409**	**183**	**31**	**$276,825**	**$276,778**	**144**	**-6.06 %**	**12.85 %**
Hampton	101-105	45	$254,900	$275,901	141	53	$255,000	$272,938	118	17.78 %	0.04 %
Newport News	106-110	29	$317,712	$313,548	57	21	$314,900	$311,512	78	-27.59 %	-0.89 %
James City County	115-119	77	$349,990	$368,465	96	84	$337,648	$399,895	70	9.09 %	-3.53 %
York County	112-113	23	$345,900	$349,197	142	24	$337,625	$344,350	146	4.35 %	-2.39 %
Poquoson	111	1	$324,900	$324,900	118	10	$434,780	$413,166	63	900.00 %	33.82 %
Williamsburg	114	0	$0	$0	0	10	$319,995	$309,158	84	0.00 %	0.00 %
Gloucester	120-121	28	$301,020	$300,134	157	42	$281,294	$292,081	117	50.00 %	-6.55 %
Mathews County	126	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Middlesex County	125	0	$0	$0	0	1	$315,000	$315,000	40	0.00 %	0.00 %
Peninsula Totals		**203**	**$319,553**	**$328,278**	**114**	**245**	**$314,900**	**$337,423**	**97**	**20.69 %**	**-1.46 %**
Totals		**1,110**	**$291,750**	**$325,875**	**83**	**1,217**	**$302,940**	**$337,640**	**67**	**9.64 %**	**3.84 %**

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Settled Sales - Detached / Attached Condo by City - Month

May 2016 vs. May 2017

City	Area #'s	May 2016				May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	29	$193,000	$206,822	100	34	$210,000	$230,680	67	17.24 %	8.81 %
Va. Beach	41-48	172	$234,950	$257,729	68	164	$230,000	$261,146	56	-4.65 %	-2.11 %
Portsmouth	21-22	12	$147,505	$146,544	94	6	$125,750	$135,917	85	-50.00 %	-14.75 %
Chesapeake	31-33	60	$195,450	$206,262	84	64	$202,243	$217,724	45	6.67 %	3.48 %
Suffolk	61-63	19	$224,900	$222,496	65	27	$247,490	$242,385	93	42.11 %	10.04 %
Smithfield/Isle Wight	64-66	5	$205,000	$205,090	95	1	$179,990	$179,990	0	-80.00 %	-12.20 %
Franklin	67	1	$13,500	$13,500	33	0	$0	$0	0	-100.00 %	-100.00 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Southside Totals		**298**	**$215,000**	**$233,986**	**76**	**296**	**$224,500**	**$243,734**	**59**	**-0.67 %**	**4.42 %**
Northampton	53	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Accomack	54	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Outlying Virginia	Others	2	$215,000	$215,000	90	0	$0	$0	0	-100.00 %	-100.00 %
North Carolina	200-290	2	$204,000	$204,000	148	1	$130,000	$130,000	58	-50.00 %	-36.27 %
Other out of State	59	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**4**	**$215,000**	**$209,500**	**119**	**1**	**$130,000**	**$130,000**	**58**	**-75.00 %**	**-39.53 %**
Hampton	101-105	7	$175,000	$159,814	89	15	$189,900	$173,460	308	114.29 %	8.51 %
Newport News	106-110	11	$125,000	$119,187	115	12	$118,450	$122,500	66	9.09 %	-5.24 %
James City County	115-119	2	$317,500	$317,500	278	10	$177,000	$193,429	66	400.00 %	-44.25 %
York County	112-113	11	$238,000	$217,652	49	7	$169,000	$174,857	126	-36.36 %	-28.99 %
Poquoson	111	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Williamsburg	114	2	$133,500	$133,500	107	5	$215,000	$197,870	53	150.00 %	61.05 %
Gloucester	120-121	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Mathews County	126	0	$0	$0	0	1	$312,000	$312,000	13	0.00 %	0.00 %
Middlesex County	125	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Peninsula Totals		**33**	**$175,000**	**$173,513**	**97**	**50**	**$169,500**	**$170,631**	**145**	**51.52 %**	**-3.14 %**
Totals		**335**	**$214,500**	**$227,736**	**78**	**347**	**$213,000**	**$232,873**	**71**	**3.58 %**	**-0.70 %**

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Settled Sales - Detached / Attached Condo by City - YTD

January - May 2016 - 2017

City	Area #'s	January 2016 - May 2016				January 2017 - May 2017				% change In Units 2016-17	% change Mdn SP 2016-17
		Units	Median Sale Price	Avg. Sale Price	Avg. MT	Units	Median Sale Price	Avg. Sale Price	Avg. MT		
Norfolk	11-13	119	$187,500	$220,610	114	130	$199,950	$224,097	112	9.24 %	6.64 %
Va. Beach	41-48	607	$229,130	$249,267	76	632	$230,000	$258,508	67	4.12 %	0.38 %
Portsmouth	21-22	41	$110,000	$126,693	123	36	$115,000	$123,264	93	-12.20 %	4.55 %
Chesapeake	31-33	257	$202,000	$201,740	85	267	$211,165	$219,610	56	3.89 %	4.54 %
Suffolk	61-63	71	$229,330	$212,350	84	86	$242,198	$233,904	78	21.13 %	5.61 %
Smithfield/Isle Wight	64-66	14	$199,500	$189,739	87	18	$206,933	$192,060	85	28.57 %	3.73 %
Franklin	67	2	$12,200	$12,200	143	0	$0	$0	0	-100.00 %	-100.00 %
SOHM, SURC, SUSC, EMP and Greenville	68-72	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Southside Totals		**1,111**	**$210,000**	**$227,144**	**84**	**1,169**	**$219,000**	**$238,799**	**71**	**5.22 %**	**4.29 %**
Northampton	53	1	$194,000	$194,000	136	0	$0	$0	0	-100.00 %	-100.00 %
Accomack	54	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Outlying Virginia	Others	2	$215,000	$215,000	90	0	$0	$0	0	-100.00 %	-100.00 %
North Carolina	200-290	3	$149,500	$185,833	160	2	$119,000	$119,000	68	-33.33 %	-20.40 %
Other out of State	59	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Outlying VA/NC and Other Totals		**6**	**$197,000**	**$196,917**	**133**	**2**	**$119,000**	**$119,000**	**68**	**-66.67 %**	**-39.59 %**
Hampton	101-105	47	$50,000	$90,015	96	55	$178,000	$166,378	169	17.02 %	256.00 %
Newport News	106-110	82	$105,500	$124,450	97	67	$105,500	$119,906	91	-18.29 %	0.00 %
James City County	115-119	19	$210,000	$231,968	139	41	$207,500	$226,670	106	115.79 %	-1.19 %
York County	112-113	29	$218,593	$194,174	42	24	$130,240	$157,266	79	-17.24 %	-40.42 %
Poquoson	111	0	$0	$0	0	3	$269,000	$264,667	10	0.00 %	0.00 %
Williamsburg	114	11	$169,000	$166,966	92	15	$185,000	$183,003	53	36.36 %	9.47 %
Gloucester	120-121	1	$210,000	$210,000	196	11	$220,000	$216,536	64	1,000.00 %	4.76 %
Mathews County	126	0	$0	$0	0	1	$312,000	$312,000	13	0.00 %	0.00 %
Middlesex County	125	0	$0	$0	0	0	$0	$0	0	0.00 %	0.00 %
Peninsula Totals		**189**	**$134,000**	**$140,321**	**93**	**217**	**$158,500**	**$168,135**	**107**	**14.81 %**	**18.28 %**
Totals		**1,306**	**$201,725**	**$214,440**	**86**	**1,388**	**$211,003**	**$227,579**	**77**	**6.28 %**	**4.60 %**

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REIN, Inc.
Rental Listings Summary
Number of Units by Property Region
(Through May 2017)

Month Year	Total Newly Listed Rentals Southside	Peninsula	Total	Change From 2016	Total Rented Rentals Southside	Peninsula	Total	Change From 2016
January								
2015	879	240	1,119		700	174	874	
2016	904	215	1,119		673	147	820	
2017	881	244	1,125	**0.54 %**	698	154	852	**3.90 %**
February								
2015	804	191	995		671	170	841	
2016	928	228	1,156		883	213	1,096	
2017	779	229	1,008	**-12.80 %**	715	204	919	**-16.15 %**
March								
2015	993	238	1,231		898	215	1,113	
2016	965	292	1,257		945	216	1,161	
2017	1,051	261	1,312	**4.38 %**	956	262	1,218	**4.91 %**
April								
2015	1,075	315	1,390		844	204	1,048	
2016	1,104	280	1,384		872	234	1,106	
2017	919	245	1,164	**-15.90 %**	770	177	947	**-14.38 %**
May								
2015	1,056	322	1,378		833	183	1,016	
2016	1,205	268	1,473		960	204	1,164	
2017	1,166	309	1,475	**0.14 %**	939	241	1,180	**1.37 %**
YTD Totals								
2015	4,807	1,306	6,113		3,946	946	4,892	
2016	5,106	1,283	6,389		4,333	1,014	5,347	
2017	4,796	1,288	6,084	**-4.77 %**	4,078	1,038	5,116	**-4.32 %**

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