



Contact: Nancy May, Manager of Communications
Phone: (757) 531-7960
E-mail: nancym@reininc.com

FOR IMMEDIATE RELEASE

Distressed Sales the Lowest Since November 2009

(Virginia Beach, Virginia – September 2014)

The standard metrics that determine the health of the Hampton Roads real estate market have remained steady over the course of the year. In August 2014, residential active listings and pending sales were up year-over-year, while residential settled sales were down marginally from the same period of time last year. But the real bright spot for our region is the direction that distressed homes have taken in our market. The percentage of distressed home sales and listings continues to decline into numbers not seen since 2009 and 2010.

Distressed homes, those that are either short sales or foreclosures, continue to have less significance on the region's market. During August 2014, distressed homes accounted for just 17.31% of all residential active listings, which is down 4.77% from the same period of time last year, and marks the second lowest percentage since April 2010 when distressed homes made up 16.87% of all homes for sale. August's distressed homes accounted for only 18.61% of all residential settled sales, a decrease of 2.37% from August 2013. This is the sixth consecutive month that the percentage of distressed vs. total residential sales has declined, and is the lowest percentage since November 2009, when it was 17.57%.

In the non-distressed arena, residential active listings increased 9.43% when compared to August 2013. Of the region's seven major cities (Chesapeake, Hampton, Newport News, Norfolk, Portsmouth, Suffolk, Virginia Beach) all but Portsmouth experienced a year-over-year increase in the number of homes for sale. Virginia Beach and Chesapeake saw the largest spikes at 14.49% and 13.52% respectively, while Portsmouth's residential listings declined a marginal 1.97%. A total of 3,379 new listings were added to the MLS in August 2014, which is on par with the number of units typically added in this month each year (3,433 in 2013 and 3,125 in 2012).

The region's months' supply of inventory for residential homes for sale is currently 7.09 months, up 8.91% from August 2013 when it was 6.51 months. Virginia Beach currently maintains only 5.87 months' supply of inventory, the lowest in the region, while Hampton sports the highest of the seven major cities at 7.91 months. Six months is considered a "balanced" market.

August's residential pending sales for the region rose 1.14% as compared to the prior year, with Hampton and Norfolk contributing the greatest increases among the major cities with 18.70% and

15.07% respectively. Virginia Beach was the only regional major city to see a reduction in the number of pending sales, down 13.65% compared to the same month last year.

When looking at the region as a whole, Hampton Roads experienced a 5.32% decrease in residential settled sales for August. However, when looking at the region's seven major cities individually, only four cities saw declines, while 3 experienced increases. Virginia Beach, Norfolk, Portsmouth and Chesapeake dropped by 14.56%, 7.91%, 4.90% and 1.23% respectively, whereas Newport News, Suffolk and Hampton rose 20.97%, 5.74% and 2.78%.

The region's median sales price for August 2014 is \$212,256, down just 2.63% from the previous year. Of the major cities, Suffolk's median sales price dropped the most year-over-year, down 7.98% to \$230,000, while prices in Portsmouth and Hampton increased year-over-year by 21.04% and 18.67% respectively.

August 2014 Summary

All Categories	August 2014	August 2013	Percent Change
Total Property Active Listings	15,225	14,091	8.05%
Total Residential Active Listings	12,417	11,347	9.43%
Total Property Pending Sales	2,056	2,019	1.83%
Total Residential Pending Sales	1,944	1,922	1.14%
Total Property Sales	2,051	2,182	-6%
Total Residential Sales	1,974	2,085	-5.32%
Total Residential New Construction Sales	190	283	-32.86%
Median Residential Sales Price	\$212,256	\$218,000	-2.63%
Months' Supply of Inventory	7.09	6.51	8.91%

** Total Property statistics include all property types (Residential, Commercial, Duplex, Apartment and Land & Farms), resale and new construction.*

** Months' Supply of Inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months average sales activity.*

#

About REIN

Real Estate Information Network, Inc., (REIN) serves real estate brokers in the Tidewater / Hampton Roads area of Virginia from Williamsburg east to Virginia Beach and south to the North Carolina border. REIN is an independent MLS owned by broker stockholder members. Currently there are approximately 530 real estate firms with 650 offices, 6100 real estate agents, and 155 appraiser members using REIN. For more information visit www.REINMLS.com.