



The Long & Foster Market Minute™

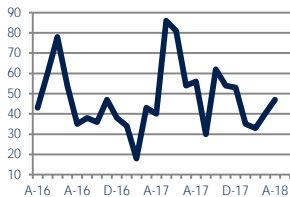
Focus On: Spring Valley and Wesley Heights Housing Market

April 2018

Zip Code(s): 20016

Units Sold

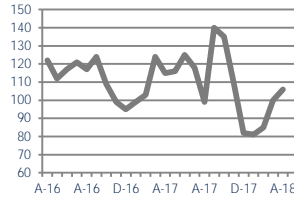
47



Up 18%
Vs. Year Ago

Active Inventory

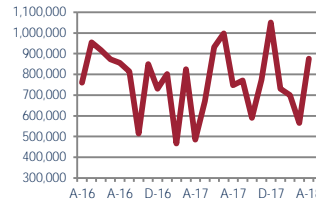
106



Down -8%
Vs. Year Ago

Median Sale Price

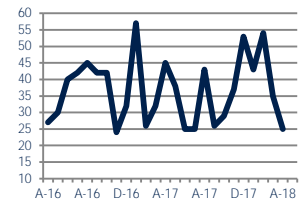
\$875,000



Up
Vs. Year Ago

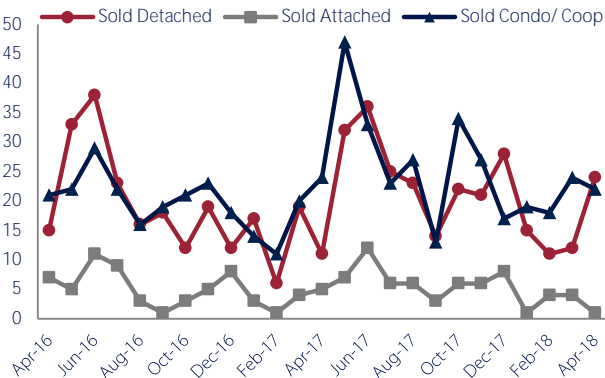
Days On Market

25



Down -44%
Vs. Year Ago

Units Sold*



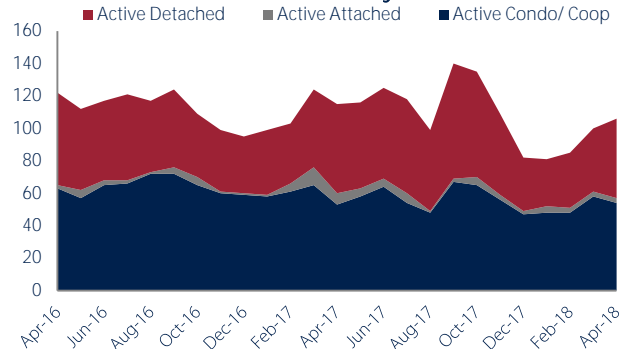
Units Sold

There was an increase in total units sold in April, with 47 sold this month in Spring Valley and Wesley Heights versus 40 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 18% versus April 2017.

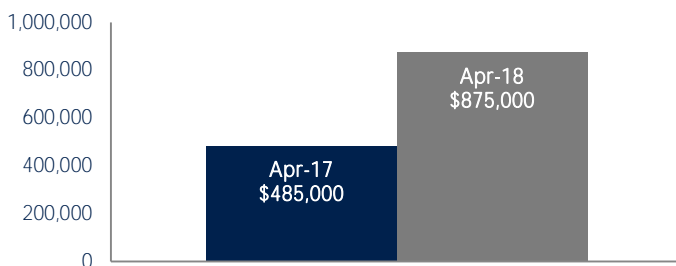
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 8%. The total number of active inventory this April was 106 compared to 115 in April 2017. This month's total of 106 is higher than the previous month's total supply of available inventory of 100, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Spring Valley and Wesley Heights Homes was \$485,000. This April, the median sale price was \$875,000, an increase of \$390,000 compared to last year. The current median sold price is 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.



Spring Valley and Wesley Heights is defined as properties in zip code 20016 and includes, but is not limited to these neighborhoods: Spring Valley, Wesley Heights, and AU Park.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

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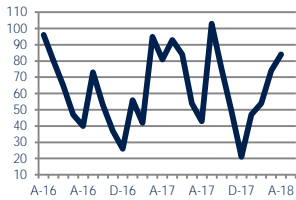
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New Listings

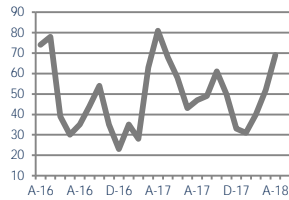
84



Up 4%
Vs. Year Ago

Current Contracts

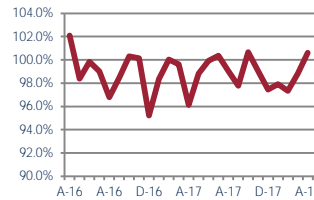
69



Down -15%
Vs. Year Ago

Sold Vs. List Price

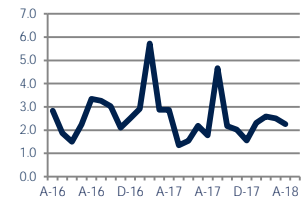
100.6%



Up 4.6%
Vs. Year Ago

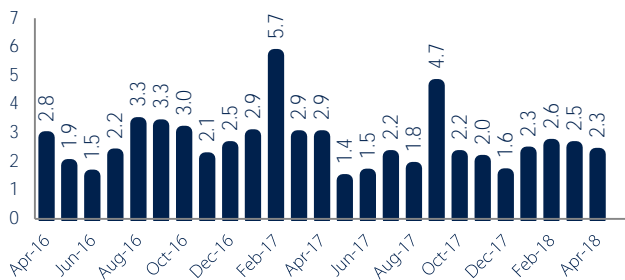
Months of Supply

2.3



Down -22%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

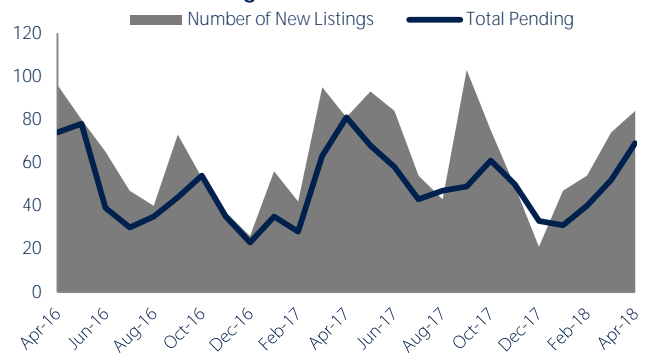
This month there were 84 homes newly listed for sale in Spring Valley and Wesley Heights compared to 81 in April 2017, an increase of 4%. There were 69 current contracts pending sale this April compared to 81 a year ago. The number of current contracts is 15% lower than last April.

Months of Supply

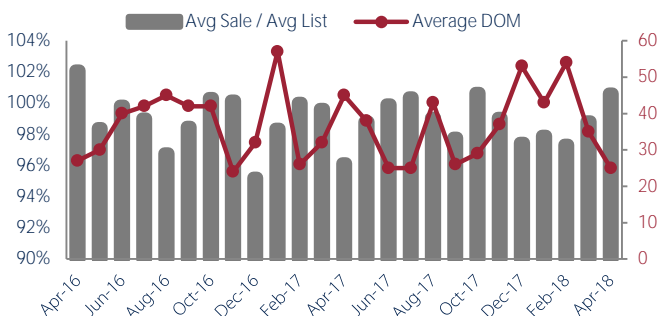
In April, there was 2.3 months of supply available in Spring Valley and Wesley Heights, compared to 2.9 in April 2017. That is a decrease of 22% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Spring Valley and Wesley Heights was 100.6% of the average list price, which is 4.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 45, a decrease of 44%.



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