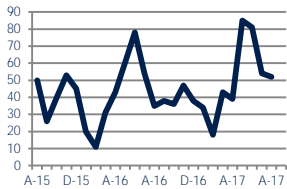


Focus On: Spring Valley and Wesley Heights Housing Market

August 2017

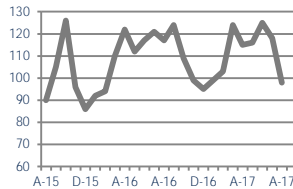
Zip Code(s): 20016

Units Sold
52



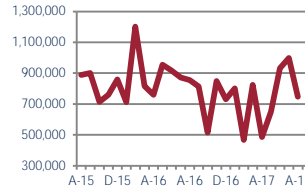
Up
Vs. Year Ago

Active Inventory
98



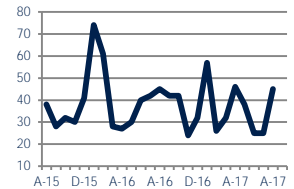
Down -16%
Vs. Year Ago

Median Sale Price
\$747,500



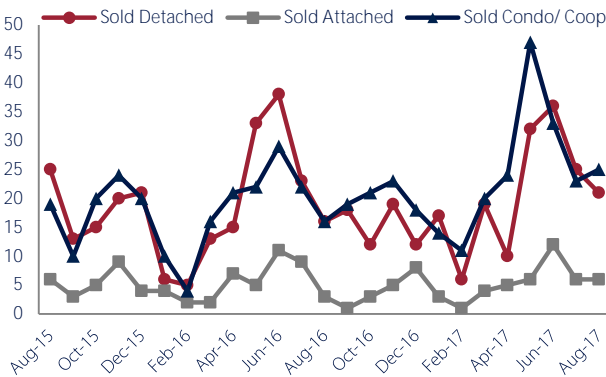
Down -13%
Vs. Year Ago

Days On Market
45



No Change
Vs. Year Ago

Units Sold*



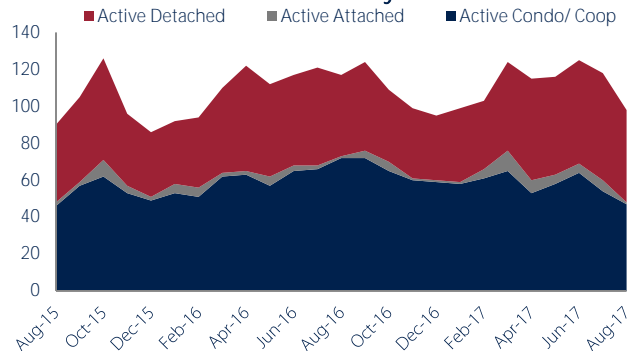
Units Sold

There was a decrease in total units sold in August, with 52 sold this month in Spring Valley and Wesley Heights. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 16%. The total number of active inventory this August was 98 compared to 117 in August 2016. This month's total of 98 is lower than the previous month's total supply of available inventory of 118, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Spring Valley and Wesley Heights Homes was \$855,000. This August, the median sale price was \$747,500, a decrease of \$107,500 compared to last year. The current median sold price is lower than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

LONG & FOSTER®
REAL ESTATE

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 TRIAD 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 TRIAD or Long & Foster Real Estate, Inc.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





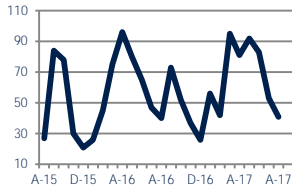
Focus On: Spring Valley and Wesley Heights Housing Market

August 2017

Zip Code(s): 20016

New Listings

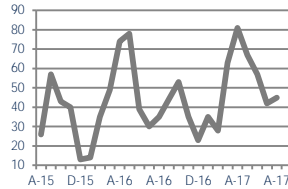
41



Up 2%
Vs. Year Ago

Current Contracts

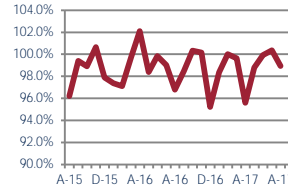
45



Up 29%
Vs. Year Ago

Sold Vs. List Price

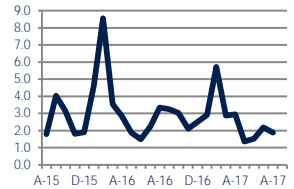
98.9%



Up 2.2%
Vs. Year Ago

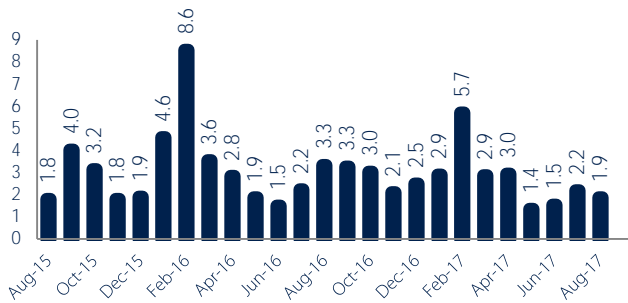
Months of Supply

1.9



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

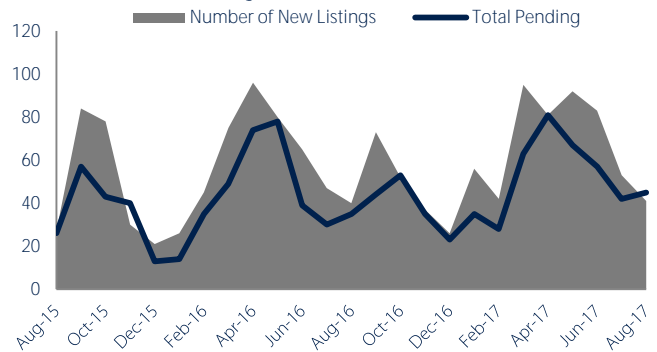
In August, there was 1.9 months of supply available in Spring Valley and Wesley Heights, compared to 3.3 in August 2016. That is a decrease of 44% versus a year ago.

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

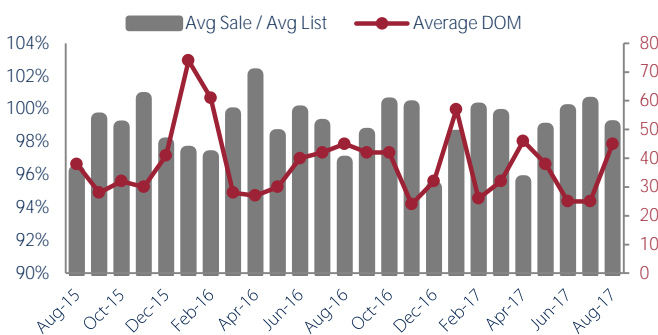
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Spring Valley and Wesley Heights compared to 40 in August 2016, an increase of 3%. There were 45 current contracts pending sale this August compared to 35 a year ago. The number of current contracts is 29% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Spring Valley and Wesley Heights was 98.9% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, which is similar compared to a year ago.