



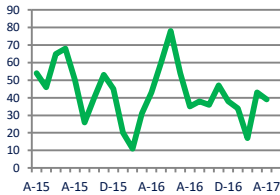
Focus On: Spring Valley and Wesley Heights Housing Market

April 2017

Zip Code(s): 20016

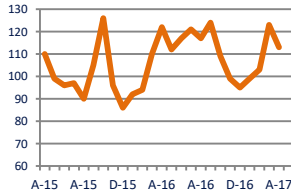
Units Sold

39



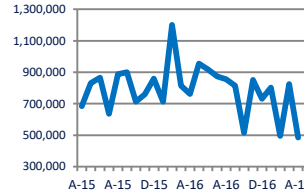
Active Inventory

113



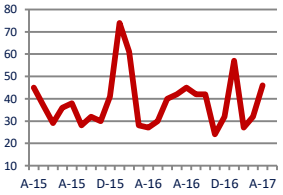
Median Sale Price

\$485,000



Days On Market

46



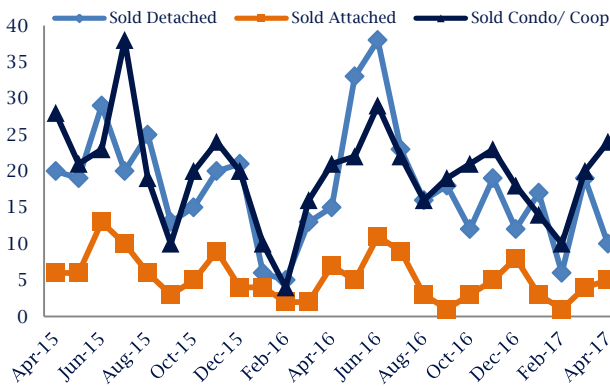
Down -9%
Vs. Year Ago

Down -7%
Vs. Year Ago

Down
Vs. Year Ago

Up
Vs. Year Ago

Units Sold*



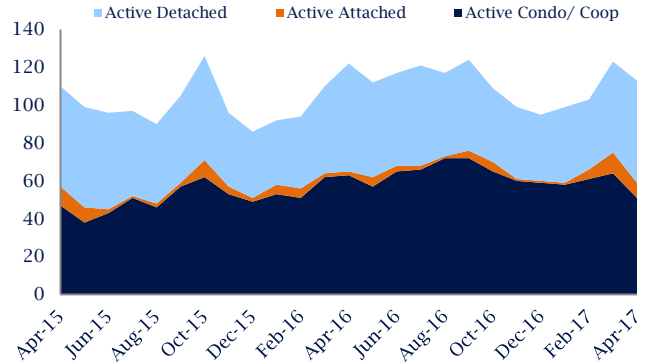
Units Sold

There was a decrease in total units sold in April, with 39 sold this month in Spring Valley and Wesley Heights versus 43 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 7%. The total number of active inventory this April was 113 compared to 122 in April 2016. This month's total of 113 is lower than the previous month's total supply of available inventory of 123, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Spring Valley and Wesley Heights Homes was \$760,500. This April, the median sale price was \$485,000, a decrease of \$275,500 compared to last year. The current median sold price is lower 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.





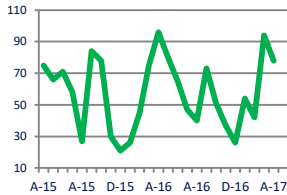
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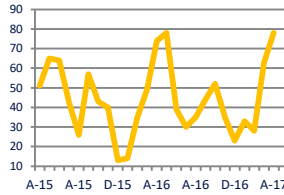
New Listings

78



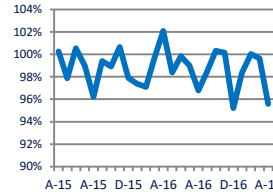
Current Contracts

78



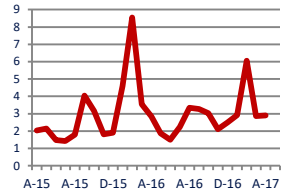
Sold Vs. List Price

95.6%



Months of Supply

2.9



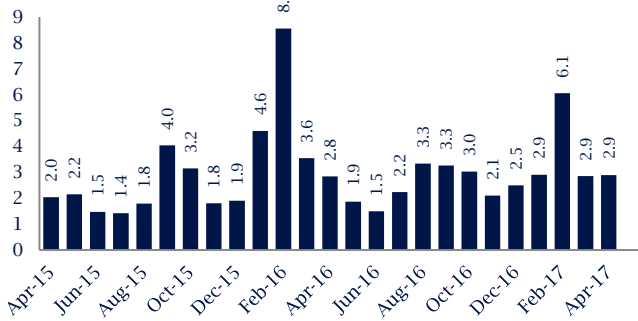
Down -19%
Vs. Year Ago

Up 5%
Vs. Year Ago

Down
Vs. Year Ago

No Change
Vs. Year Ago

Months Of Supply



Months of Supply

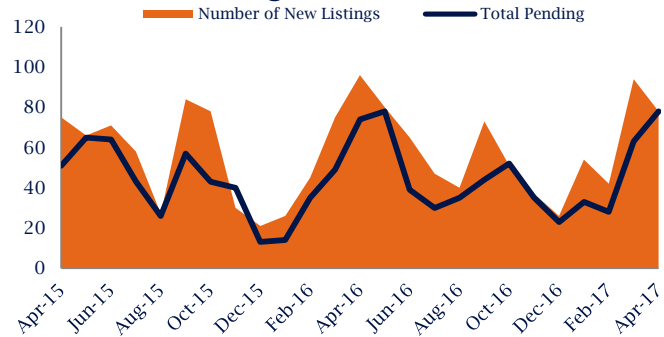
In April, there was 2.9 months of supply available in Spring Valley and Wesley Heights. The amount of supply is similar compared to a year ago.

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 78 homes newly listed for sale in Spring Valley and Wesley Heights compared to 96 in April 2016, a decrease of 19%. There were 78 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Spring Valley and Wesley Heights was 95.6% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 27. This increase was impacted by the limited number of sales.

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