



Focus On: Spring Valley and Wesley Heights Housing Market

July 2017

Zip Code(s): 20016

Units Sold

51

Active Inventory

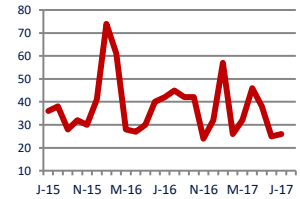
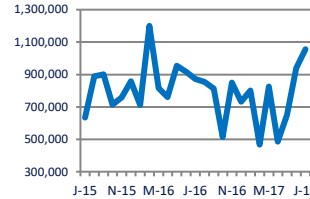
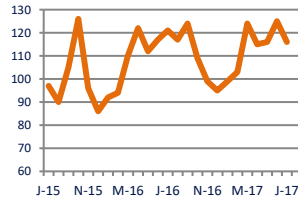
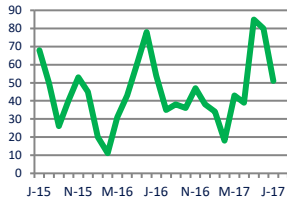
116

Median Sale Price

\$1,057,000

Days On Market

26



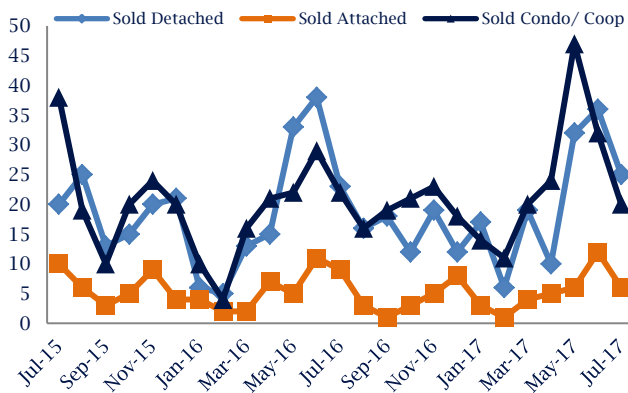
Down -6%
Vs. Year Ago

Down -4%
Vs. Year Ago

Up 21%
Vs. Year Ago

Down -38%
Vs. Year Ago

Units Sold*



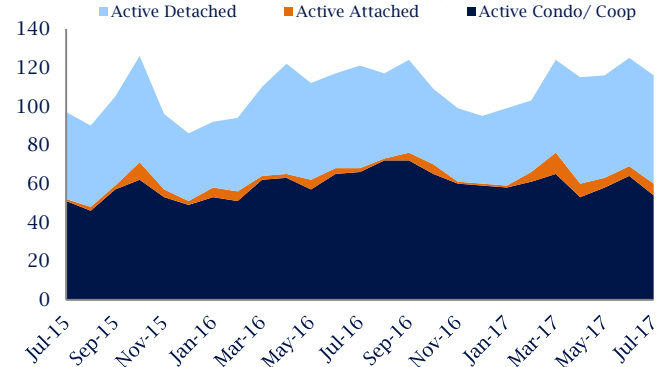
Units Sold

There was a decrease in total units sold in July, with 51 sold this month in Spring Valley and Wesley Heights. This month's total units sold was lower than at this time last year.

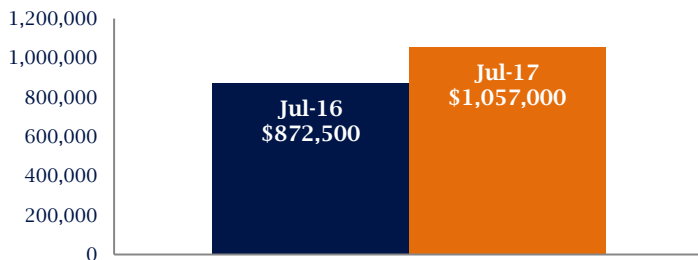
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this July was 116 compared to 121 in July 2016. This month's total of 116 is lower than the previous month's total supply of available inventory of 125, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Spring Valley and Wesley Heights Homes was \$872,500. This July, the median sale price was \$1,057,000, an increase of 21% or \$184,500 compared to last year. The current median sold price is 12% higher than in June.

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.



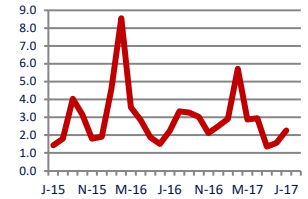
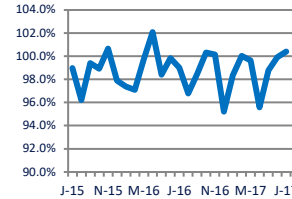
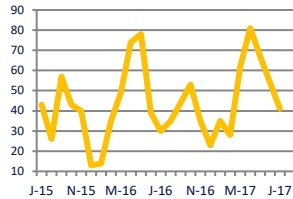
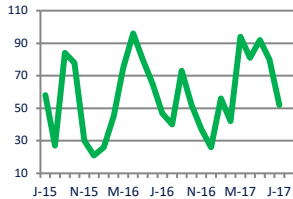


Focus On: Spring Valley and Wesley Heights Housing Market

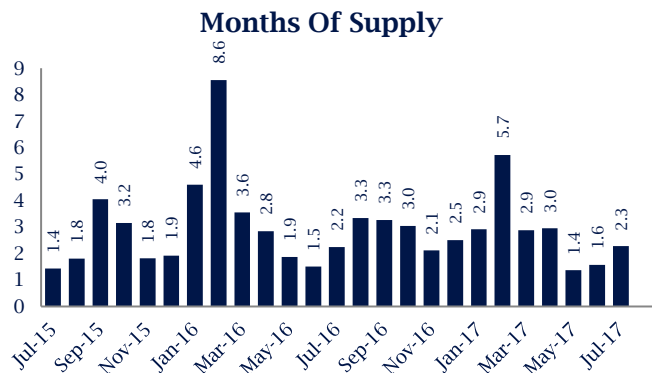
July 2017

Zip Code(s): 20016

New Listings 52	Current Contracts 41	Sold Vs. List Price 100.4%	Months of Supply 2.3
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Up 11% Vs. Year Ago	Up 37% Vs. Year Ago	Up 1.4% Vs. Year Ago	No Change Vs. Year Ago
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Months of Supply

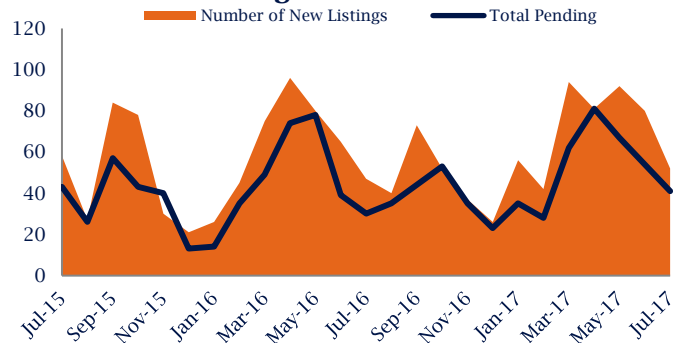
In July, there was 2.3 months of supply available in Spring Valley and Wesley Heights. The amount of supply is similar compared to a year ago.

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 52 homes newly listed for sale in Spring Valley and Wesley Heights compared to 47 in July 2016, an increase of 11%. There were 41 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 37% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Spring Valley and Wesley Heights was 100.4% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 42, a decrease of 38%.

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