



The Long & Foster Market Minute™

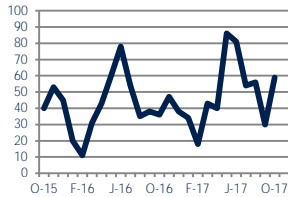
Focus On: Spring Valley and Wesley Heights Housing Market

October 2017

Zip Code(s): 20016

Units Sold

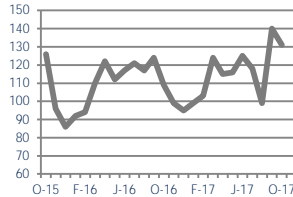
59



Up
Vs. Year Ago

Active Inventory

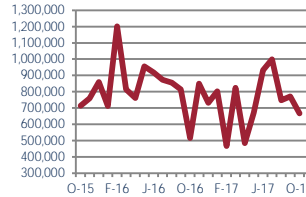
131



Up 20%
Vs. Year Ago

Median Sale Price

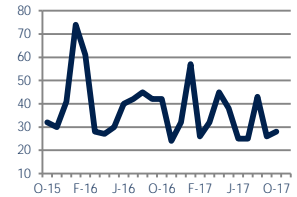
\$667,000



Up 30%
Vs. Year Ago

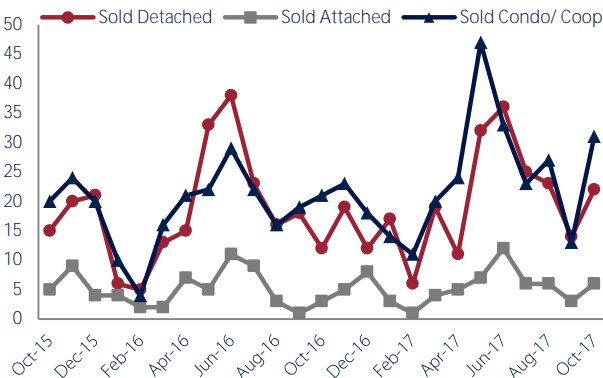
Days On Market

28



Down -33%
Vs. Year Ago

Units Sold*



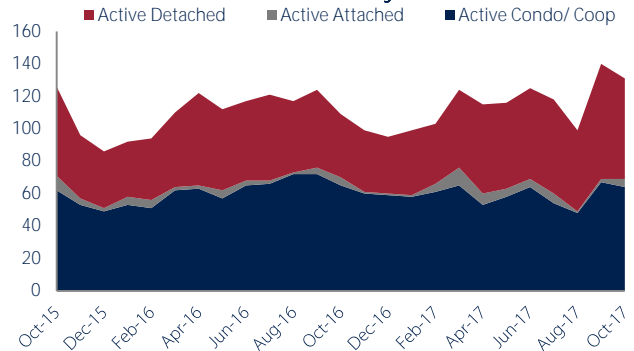
Units Sold

There was an increase in total units sold in October, with 59 sold this month in Spring Valley and Wesley Heights. This month's total units sold was higher than at this time last year.

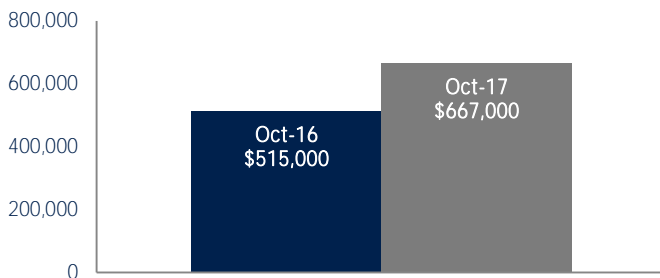
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 20%. The total number of active inventory this October was 131 compared to 109 in October 2016. This month's total of 131 is lower than the previous month's total supply of available inventory of 140, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Spring Valley and Wesley Heights Homes was \$515,000. This October, the median sale price was \$667,000, an increase of \$152,000 compared to last year. The current median sold price is lower than in September.

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

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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.



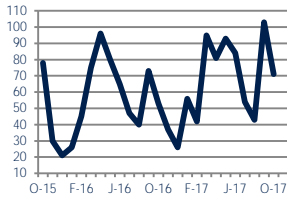
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New Listings

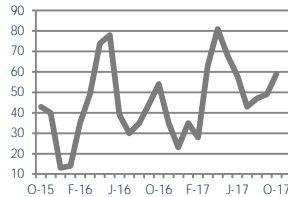
71



Up 34%
Vs. Year Ago

Current Contracts

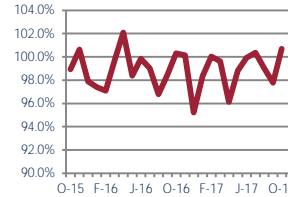
59



Up 9%
Vs. Year Ago

Sold Vs. List Price

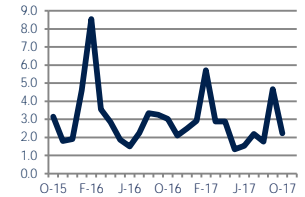
100.7%



No Change
Vs. Year Ago

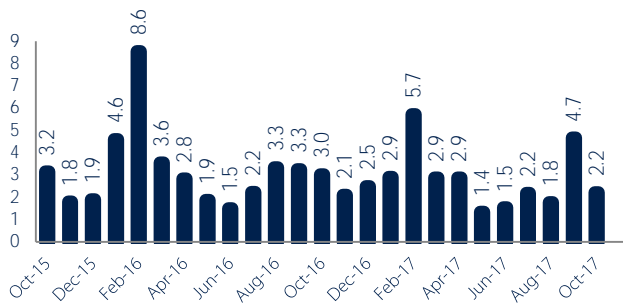
Months of Supply

2.2



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

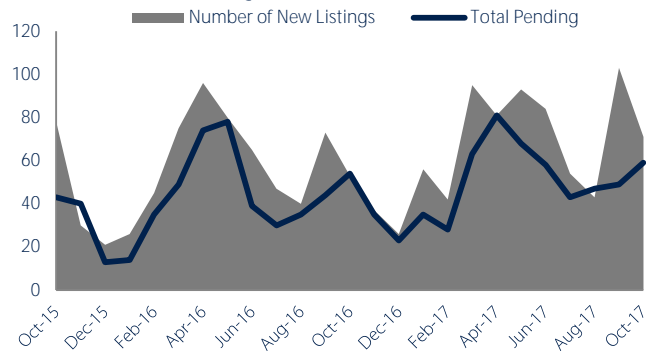
In October, there was 2.2 months of supply available in Spring Valley and Wesley Heights, compared to 3.0 in October 2016. That is a decrease of 27% versus a year ago.

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.

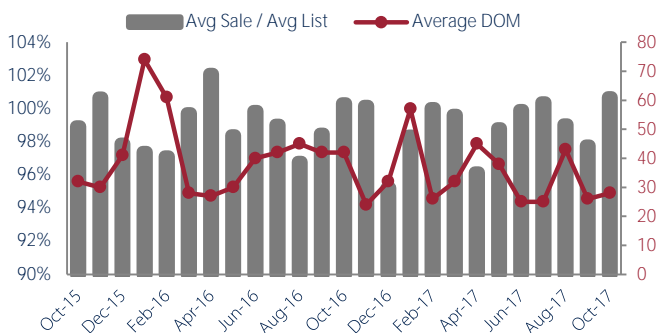
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Spring Valley and Wesley Heights compared to 53 in October 2016, an increase of 34%. There were 59 current contracts pending sale this October compared to 54 a year ago. The number of current contracts is 9% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Spring Valley and Wesley Heights was 100.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 42, a decrease of 33%.