



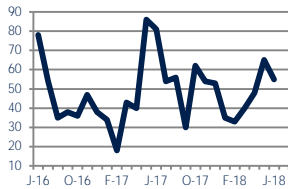
The Long & Foster Market Minute™

Focus On: Spring Valley and Wesley Heights Housing Market

June 2018

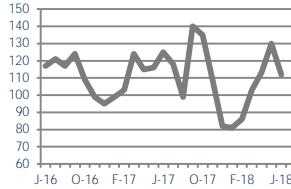
Zip Code(s): 20016

Units Sold
55



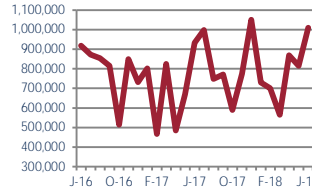
Down -32%
Vs. Year Ago

Active Inventory
112



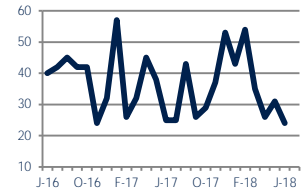
Down -10%
Vs. Year Ago

Median Sale Price
\$1,010,000



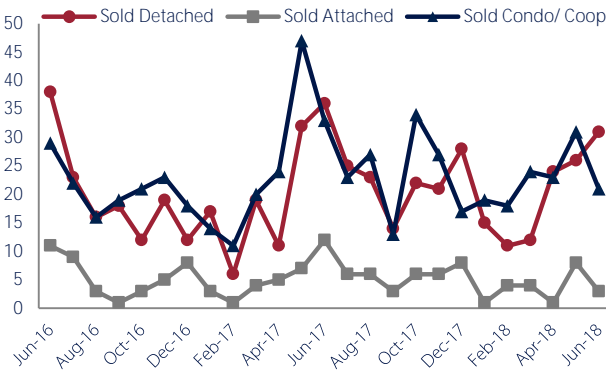
Up 8%
Vs. Year Ago

Days On Market
24



Down -4%
Vs. Year Ago

Units Sold*



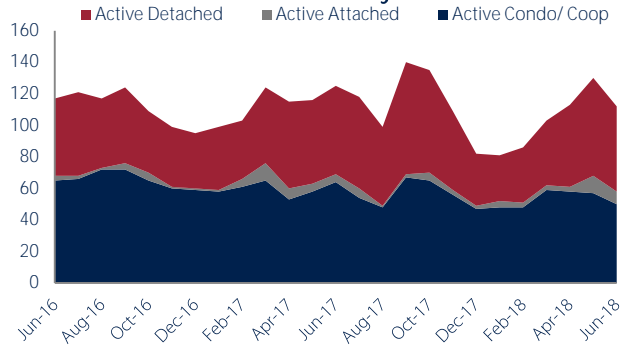
Units Sold

There was a decrease in total units sold in June, with 55 sold this month in Spring Valley and Wesley Heights versus 65 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 32% versus June 2017.

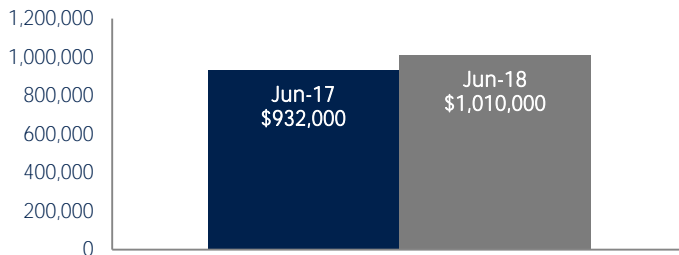
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 10%. The total number of active inventory this June was 112 compared to 125 in June 2017. This month's total of 112 is lower than the previous month's total supply of available inventory of 130, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Spring Valley and Wesley Heights Homes was \$932,000. This June, the median sale price was \$1,010,000, an increase of 8% or \$78,000 compared to last year. The current median sold price is 24% higher than in May.

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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

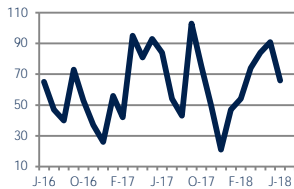




Zip Code(s): 20016

New Listings

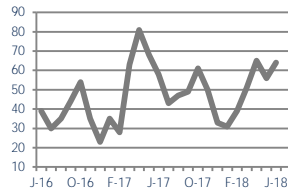
66



Down -21%
Vs. Year Ago

Current Contracts

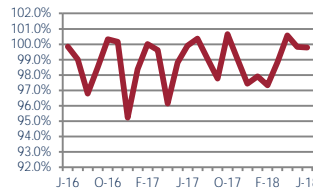
64



Up 10%
Vs. Year Ago

Sold Vs. List Price

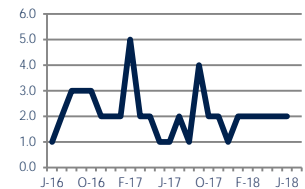
99.8%



No Change
Vs. Year Ago

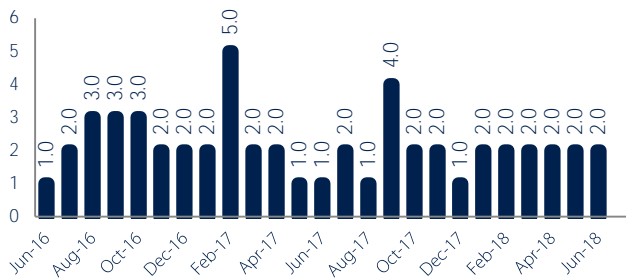
Months of Supply

2.0



Up 100%
Vs. Year Ago

Months Of Supply



Months of Supply

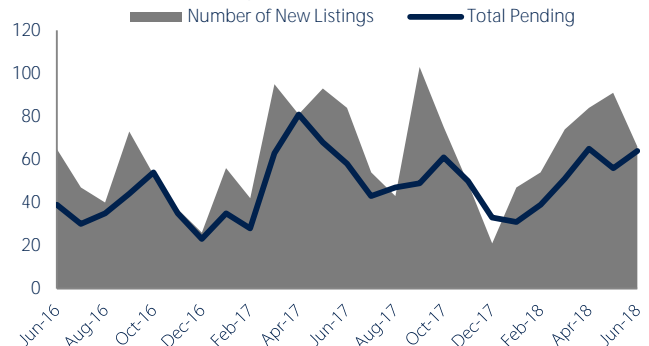
In June, there was 2.0 months of supply available in Spring Valley and Wesley Heights, compared to 1.5 in June 2017. That is an increase of 32% versus a year ago.

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.

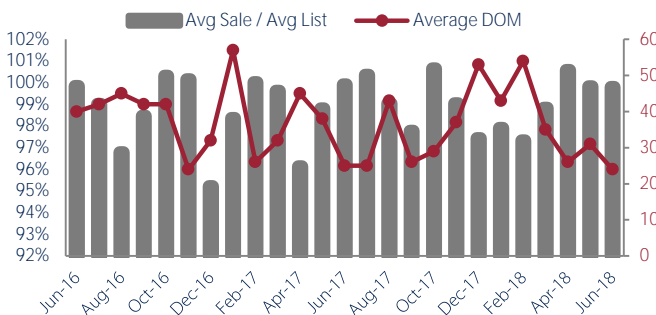
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Spring Valley and Wesley Heights compared to 84 in June 2017, a decrease of 21%. There were 64 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 10% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Spring Valley and Wesley Heights was 99.8% 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 24, lower than the average last year, which was 25, a decrease of 4%.



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.

