

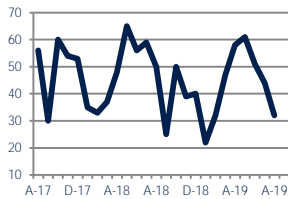
Focus On: Spring Valley and Wesley Heights Housing Market

August 2019

Zip Code(s): 20016

Units Sold

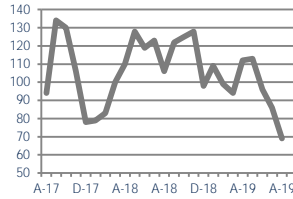
32



Down
Vs. Year Ago

Active Inventory

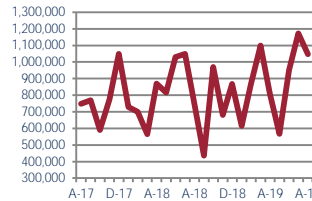
69



Down -35%
Vs. Year Ago

Median Sale Price

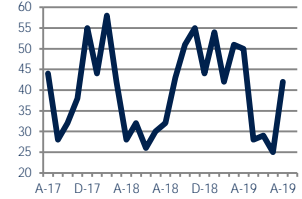
\$1,047,500



Up
Vs. Year Ago

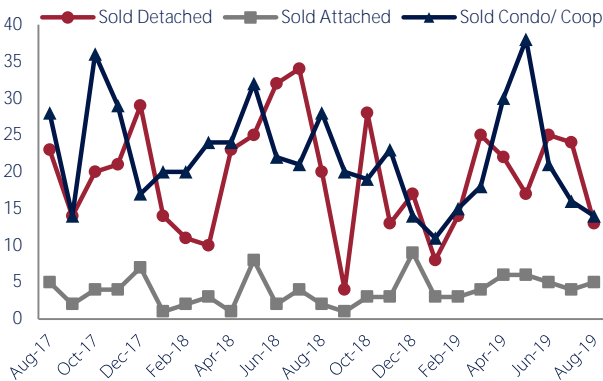
Days On Market

42



Up 31%
Vs. Year Ago

Units Sold*



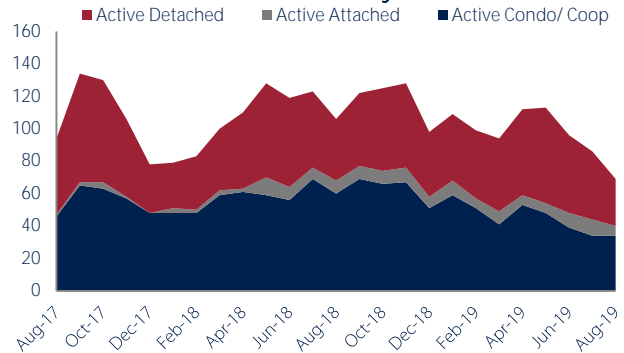
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 32 sold this month in Spring Valley and Wesley Heights. This month's total units sold was lower than at this time last year, a decrease from August 2018.

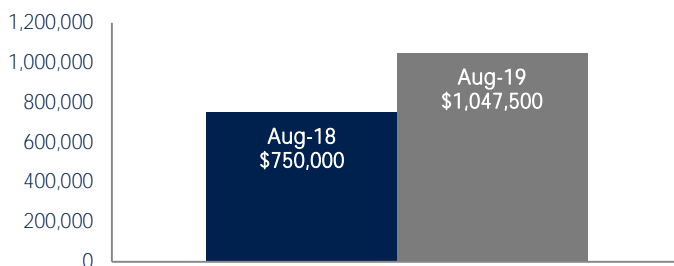
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 35%. The total number of active inventory this August was 69 compared to 106 in August 2018. This month's total of 69 is lower than the previous month's total supply of available inventory of 86, a decrease of 20%.

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 August, the median sale price for Spring Valley and Wesley Heights Homes was \$750,000. This August, the median sale price was \$1,047,500, an increase of \$297,500 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.



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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

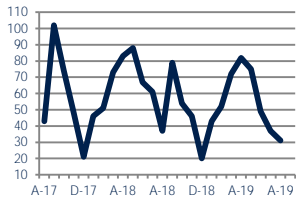




Zip Code(s): 20016

New Listings

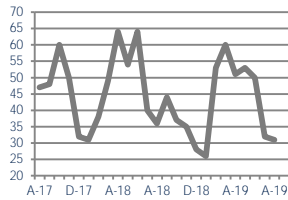
31



Down -16%
Vs. Year Ago

Current Contracts

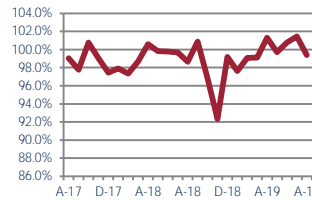
31



Down -14%
Vs. Year Ago

Sold Vs. List Price

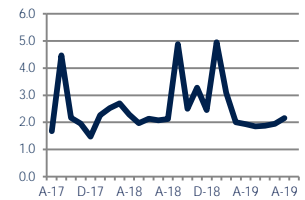
99.4%



Up 0.7%
Vs. Year Ago

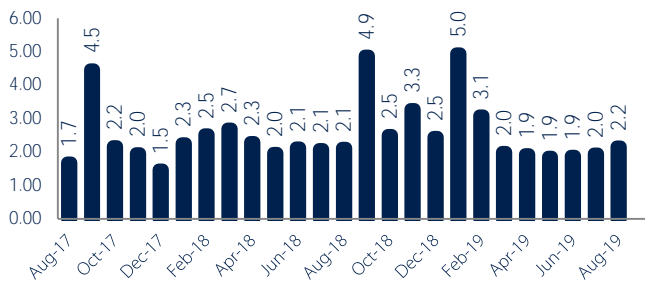
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

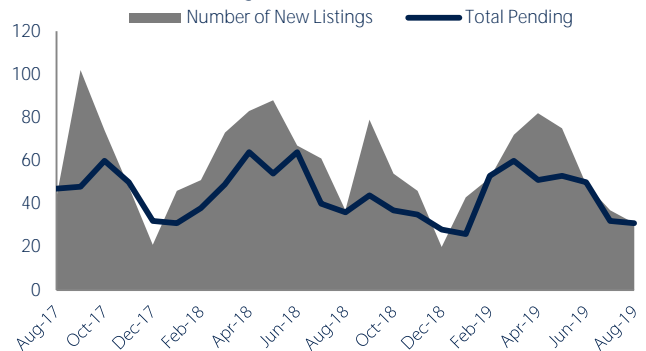
This month there were 31 homes newly listed for sale in Spring Valley and Wesley Heights compared to 37 in August 2018, a decrease of 16%. There were 31 current contracts pending sale this August compared to 36 a year ago. The number of current contracts is 14% lower than last August.

Months of Supply

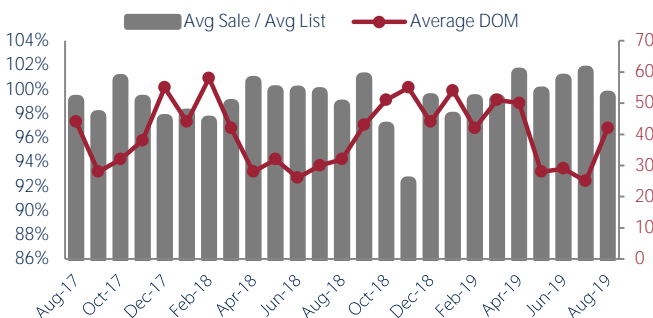
In August, there was 2.2 months of supply available in Spring Valley and Wesley Heights. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Spring Valley and Wesley Heights was 99.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 32, an increase of 31%.



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