



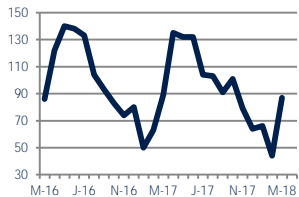
## Focus On: Centreville Housing Market

March 2018

Zip Code(s): 20120 and 20121

### Units Sold

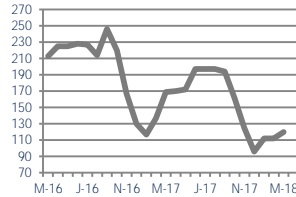
87



Down -2%  
Vs. Year Ago

### Active Inventory

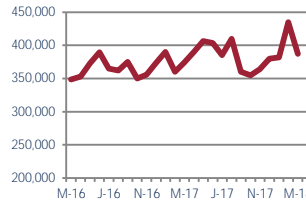
120



Down -29%  
Vs. Year Ago

### Median Sale Price

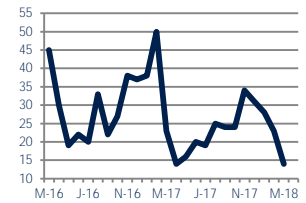
\$387,000



Up 4%  
Vs. Year Ago

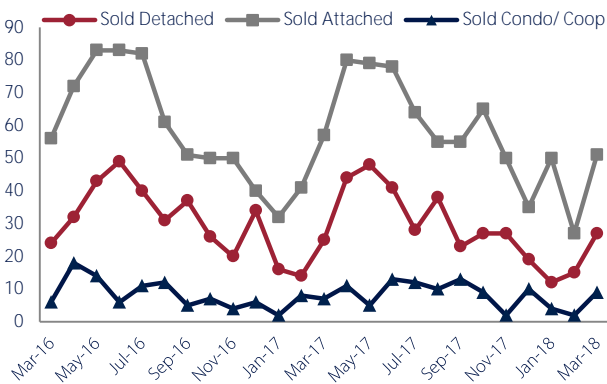
### Days On Market

14



Down -39%  
Vs. Year Ago

### Units Sold\*



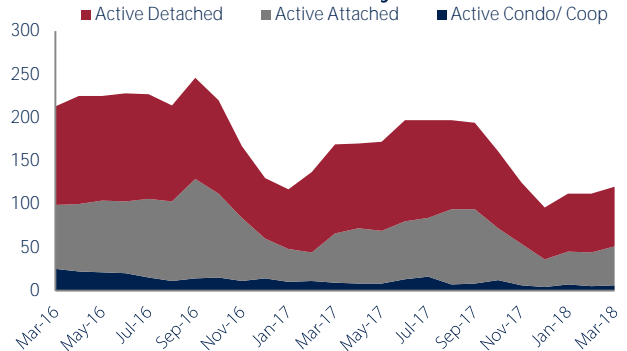
### Units Sold

There was an increase in total units sold in March, with 87 sold this month in Centreville. This month's total units sold was lower than at this time last year.

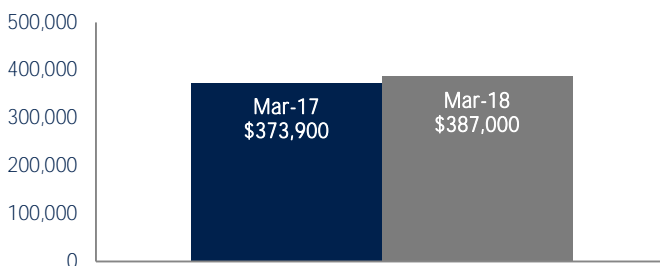
### Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 29%. The total number of active inventory this March was 120 compared to 169 in March 2017. This month's total of 120 is higher than the previous month's total supply of available inventory of 112, an increase of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Centreville Homes was \$373,900. This March, the median sale price was \$387,000, an increase of 4% or \$13,100 compared to last year. The current median sold price is 11% lower than in February.

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

Centreville are defined as properties listed in zip code/s 20120 and 20121.

\*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



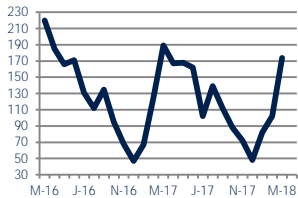
## Focus On: Centreville Housing Market

March 2018

Zip Code(s): 20120 and 20121

### New Listings

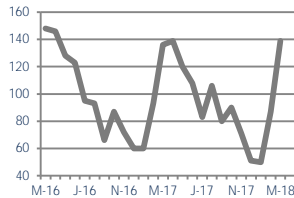
174



Down -8%  
Vs. Year Ago

### Current Contracts

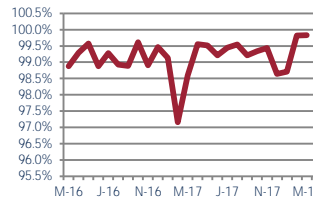
139



Up 2%  
Vs. Year Ago

### Sold Vs. List Price

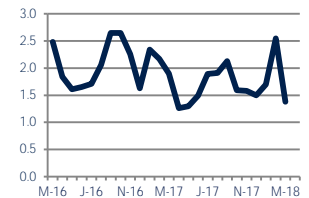
99.8%



Up 1.3%  
Vs. Year Ago

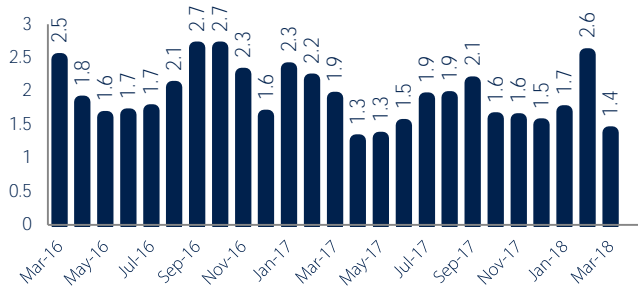
### Months of Supply

1.4



Down -27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

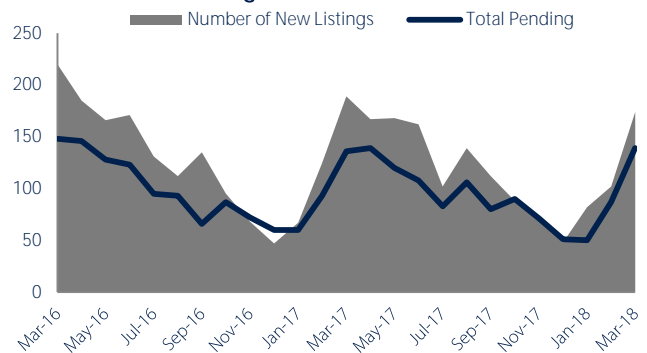
In March, there was 1.4 months of supply available in Centreville, compared to 1.9 in March 2017. That is a decrease of 27% versus a year ago.

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.

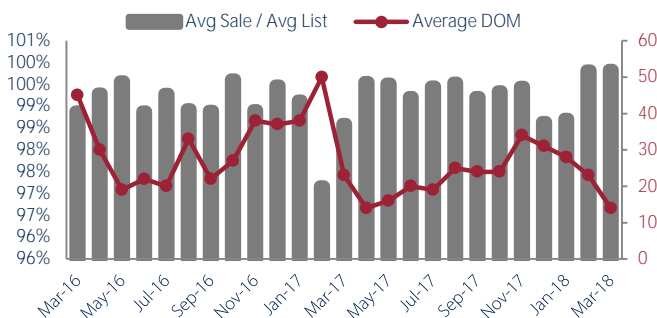
### New Listings & Current Contracts

This month there were 174 homes newly listed for sale in Centreville compared to 189 in March 2017, a decrease of 8%. There were 139 current contracts pending sale this March compared to 136 a year ago. The number of current contracts is 2% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Centreville was 99.8% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 23, a decrease of 39%.



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