



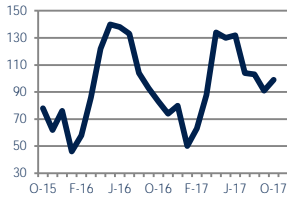
Focus On: Centreville Housing Market

October 2017

Zip Code(s): 20120 and 20121

Units Sold

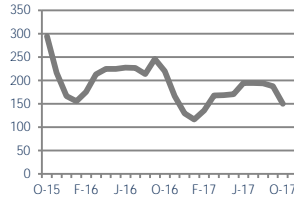
99



Up 19%
Vs. Year Ago

Active Inventory

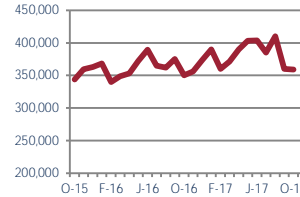
150



Down -32%
Vs. Year Ago

Median Sale Price

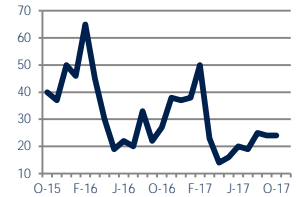
\$359,000



Up 3%
Vs. Year Ago

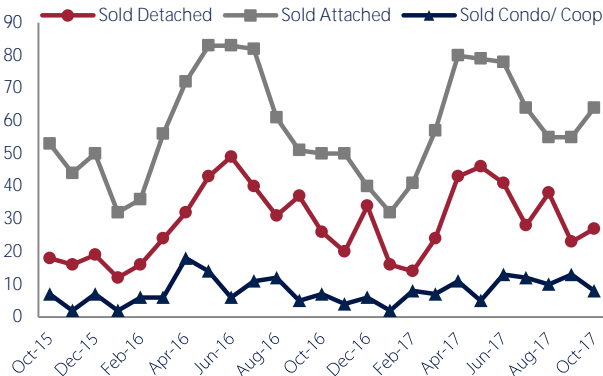
Days On Market

24



Down -11%
Vs. Year Ago

Units Sold*



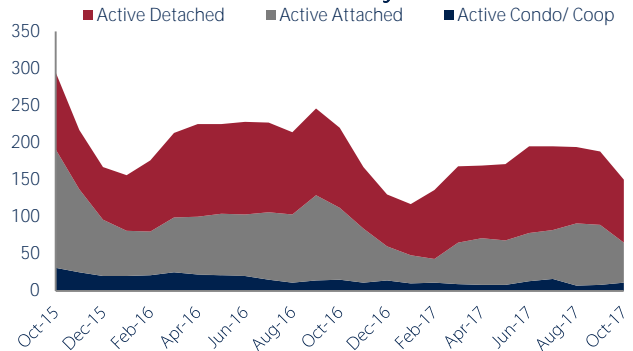
Units Sold

There was an increase in total units sold in October, with 99 sold this month in Centreville versus 91 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 19% versus October 2016.

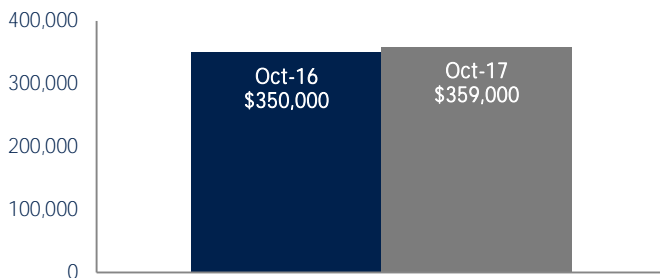
Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 32%. The total number of active inventory this October was 150 compared to 220 in October 2016. This month's total of 150 is lower than the previous month's total supply of available inventory of 188, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Centreville Homes was \$350,000. This October, the median sale price was \$359,000, an increase of 3% or \$9,000 compared to last year. The current median sold price is approximately the same as the median price in September.

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

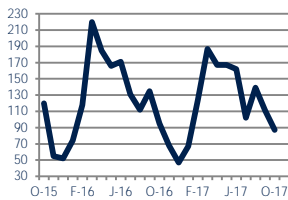
Focus On: Centreville Housing Market

October 2017

Zip Code(s): 20120 and 20121

New Listings

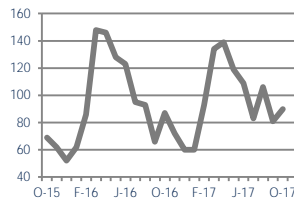
87



Down -8%
Vs. Year Ago

Current Contracts

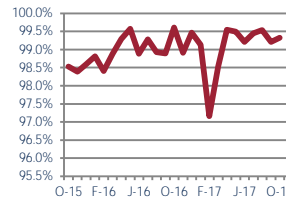
90



Up 3%
Vs. Year Ago

Sold Vs. List Price

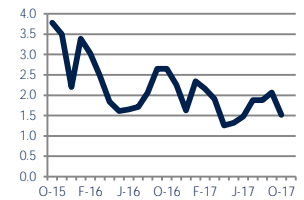
99.3%



No Change
Vs. Year Ago

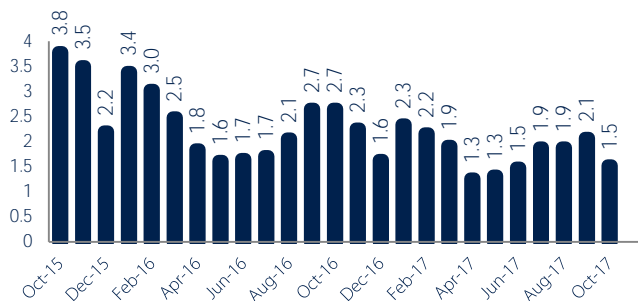
Months of Supply

1.5



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

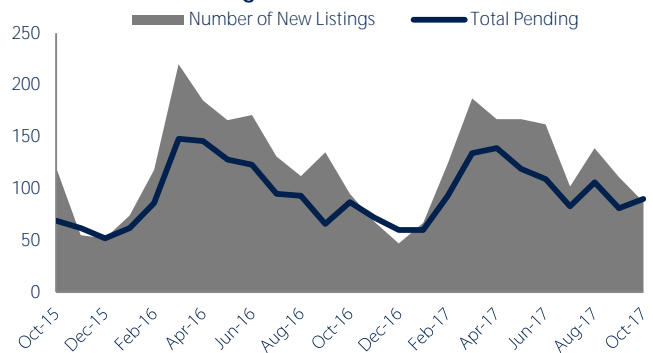
In October, there was 1.5 months of supply available in Centreville, compared to 2.7 in October 2016. That is a decrease of 43% versus a year ago.

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.

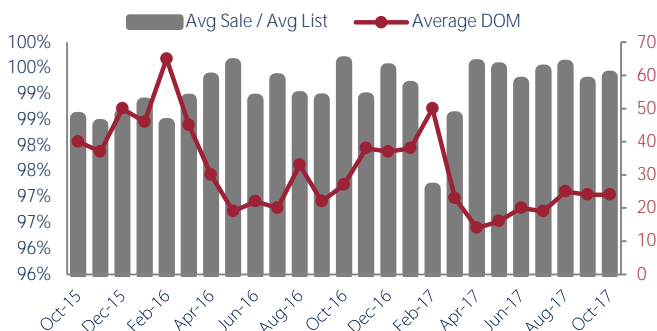
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Centreville compared to 95 in October 2016, a decrease of 8%. There were 90 current contracts pending sale this October compared to 87 a year ago. The number of current contracts is 3% 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 Centreville was 99.3% 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 27, a decrease of 11%.