



# The Long & Foster Market Minute™

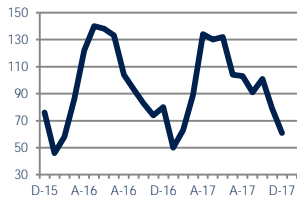
## Focus On: Centreville Housing Market

December 2017

Zip Code(s): 20120 and 20121

### Units Sold

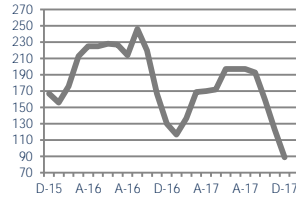
61



Down -24%  
Vs. Year Ago

### Active Inventory

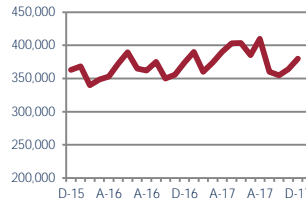
89



Down -32%  
Vs. Year Ago

### Median Sale Price

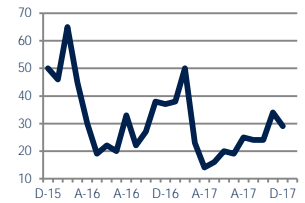
\$379,900



Up 2%  
Vs. Year Ago

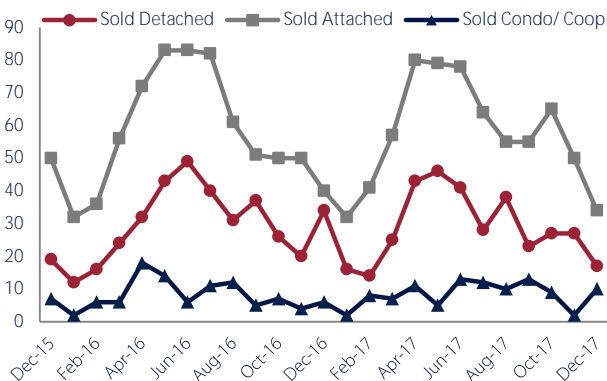
### Days On Market

29



Down -22%  
Vs. Year Ago

### Units Sold\*



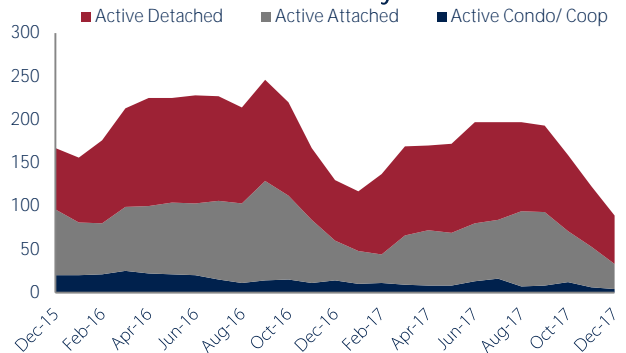
### Units Sold

There was a decrease in total units sold in December, with 61 sold this month in Centreville versus 79 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 24% versus December 2016.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 32%. The total number of active inventory this December was 89 compared to 130 in December 2016. This month's total of 89 is lower than the previous month's total supply of available inventory of 123, a decrease of 28%.

### Active Inventory\*

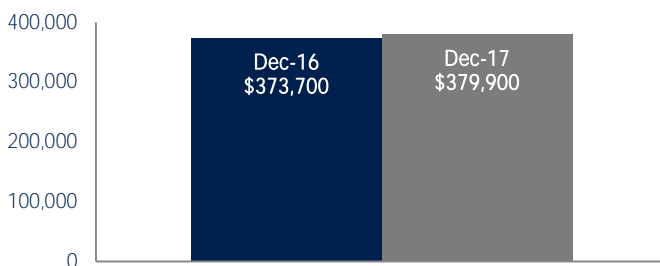


### Median Sale Price

Last December, the median sale price for Centreville Homes was \$373,700. This December, the median sale price was \$379,900, an increase of 2% or \$6,200 compared to last year. The current median sold price is 4% higher than in November.

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

### Median Sale Price



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.



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INTERNATIONAL REAL ESTATE



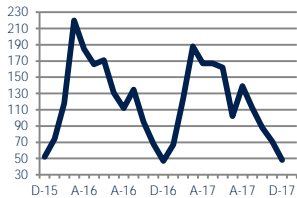
# Focus On: Centreville Housing Market

December 2017

Zip Code(s): 20120 and 20121

## New Listings

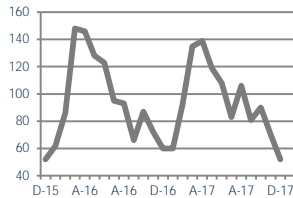
48



Up 2%  
Vs. Year Ago

## Current Contracts

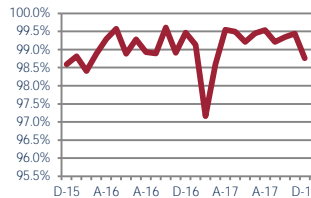
52



Down -13%  
Vs. Year Ago

## Sold Vs. List Price

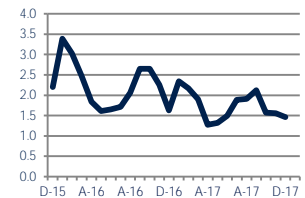
98.8%



Down -0.7%  
Vs. Year Ago

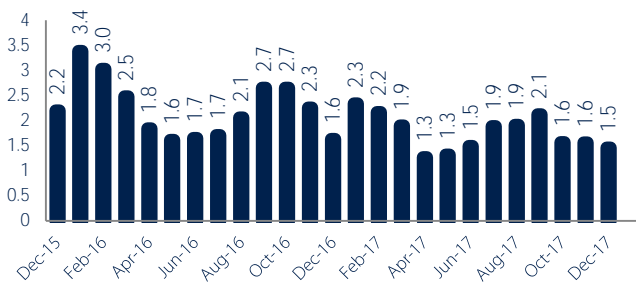
## Months of Supply

1.5



Down -10%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

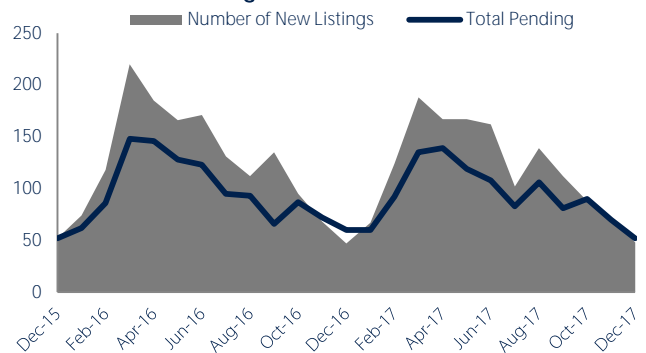
In December, there was 1.5 months of supply available in Centreville, compared to 1.6 in December 2016. That is a decrease of 10% versus a year ago.

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.

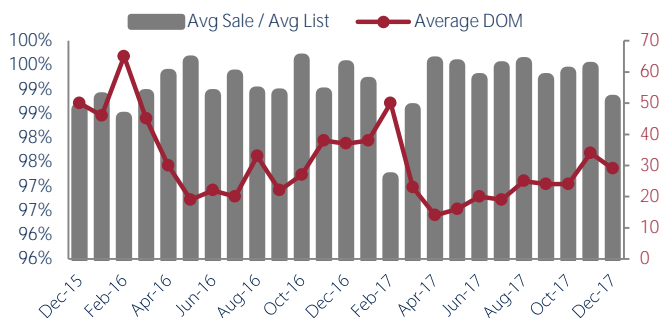
## New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Centreville compared to 47 in December 2016, an increase of 2%. There were 52 current contracts pending sale this December compared to 60 a year ago. The number of current contracts is 13% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Centreville was 98.8% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 37, a decrease of 22%.



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