



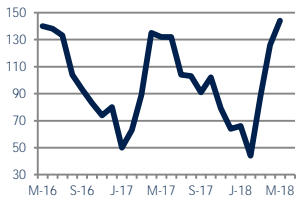
**Focus On:** Centreville Housing Market

May 2018

Zip Code(s): 20120 and 20121

**Units Sold**

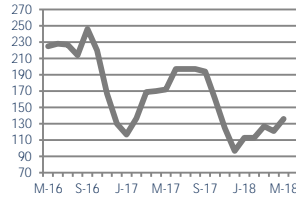
144



**Up 9%**  
Vs. Year Ago

**Active Inventory**

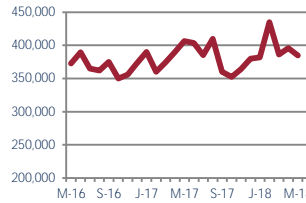
136



**Down -21%**  
Vs. Year Ago

**Median Sale Price**

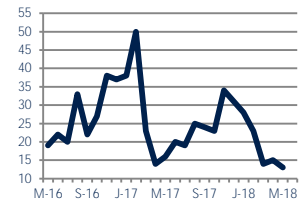
\$384,500



**Down -5%**  
Vs. Year Ago

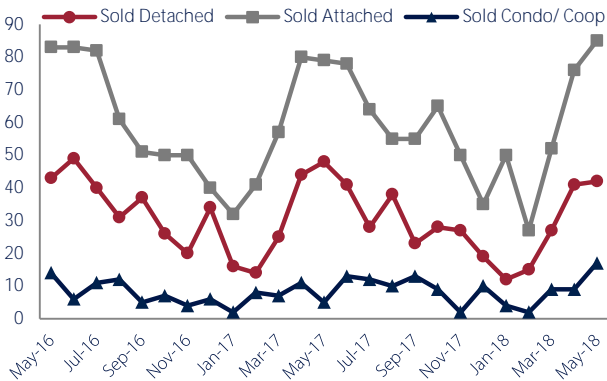
**Days On Market**

13



**Down -19%**  
Vs. Year Ago

**Units Sold\***



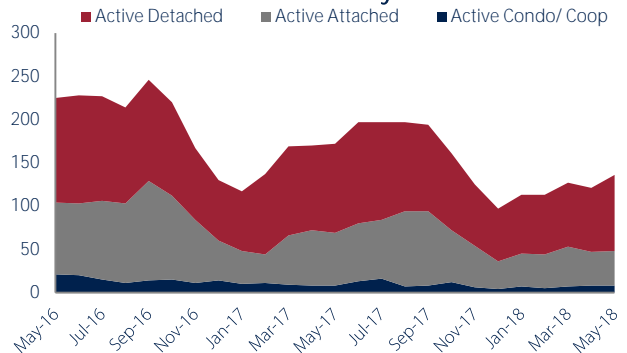
**Units Sold**

There was an increase in total units sold in May, with 144 sold this month in Centreville versus 126 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 9% versus May 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 36 units or 21%. The total number of active inventory this May was 136 compared to 172 in May 2017. This month's total of 136 is higher than the previous month's total supply of available inventory of 121, an increase of 12%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Centreville Homes was \$406,250. This May, the median sale price was \$384,500, a decrease of 5% or \$21,750 compared to last year. The current median sold price is 3% lower than in April.

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



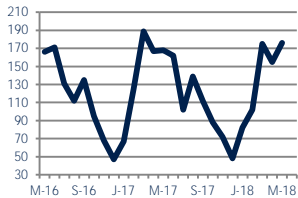
**Focus On:** Centreville Housing Market

May 2018

Zip Code(s): 20120 and 20121

**New Listings**

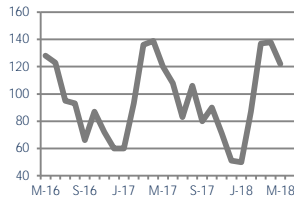
176



**Up 5%**  
Vs. Year Ago

**Current Contracts**

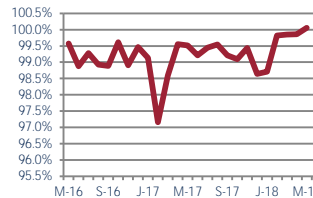
122



**Up 2%**  
Vs. Year Ago

**Sold Vs. List Price**

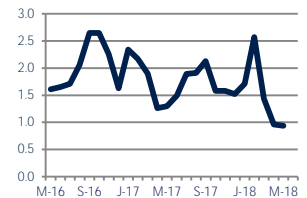
100.1%



**Up 0.5%**  
Vs. Year Ago

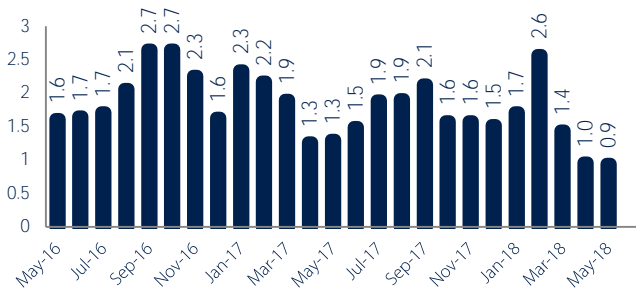
**Months of Supply**

0.9



**Down -28%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

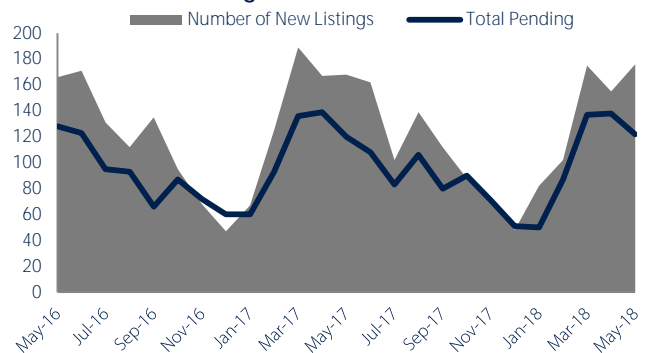
In May, there was 0.9 months of supply available in Centreville, compared to 1.3 in May 2017. That is a decrease of 28% versus a year ago.

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.

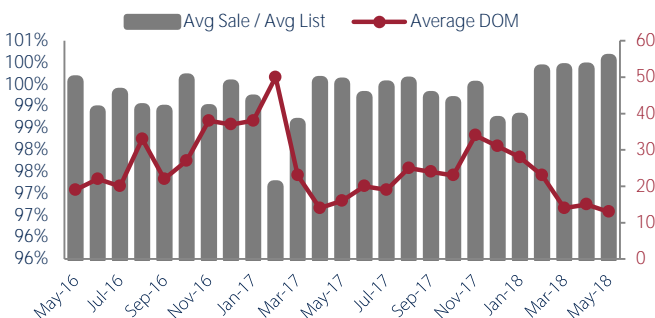
**New Listings & Current Contracts**

This month there were 176 homes newly listed for sale in Centreville compared to 168 in May 2017, an increase of 5%. There were 122 current contracts pending sale this May compared to 120 a year ago. The number of current contracts is 2% higher than last May.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Centreville was 100.1% of the average list price, which is 0.5% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 13, lower than the average last year, which was 16, a decrease of 19%.



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