

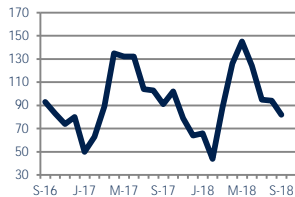
Focus On: Centreville Housing Market

September 2018

Zip Code(s): 20120 and 20121

Units Sold

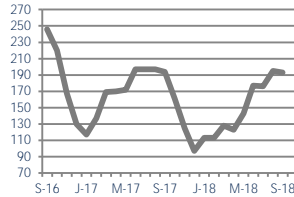
82



Down -10%
Vs. Year Ago

Active Inventory

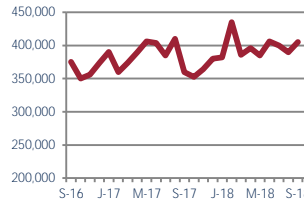
193



Down -1%
Vs. Year Ago

Median Sale Price

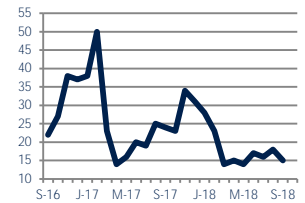
\$405,000



Up 13%
Vs. Year Ago

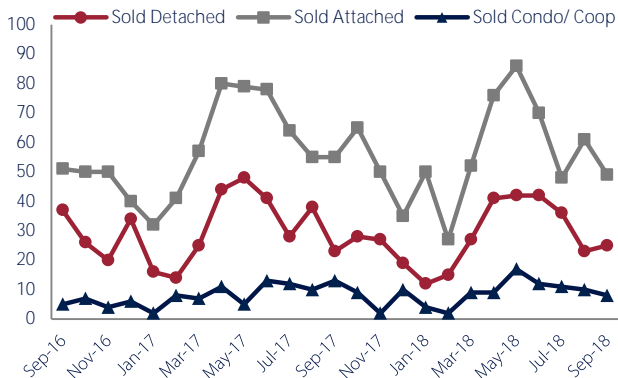
Days On Market

15



Down -38%
Vs. Year Ago

Units Sold*



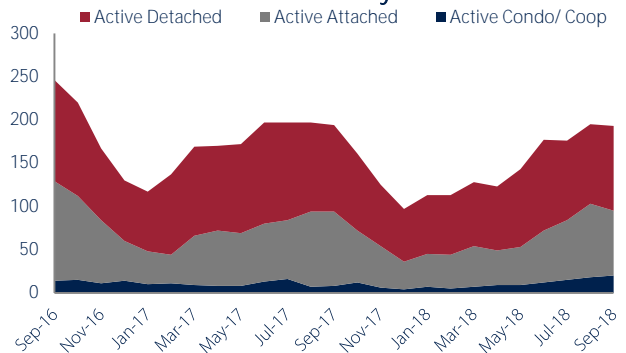
Units Sold

There was a decrease in total units sold in September, with 82 sold this month in Centreville versus 94 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 10% versus September 2017.

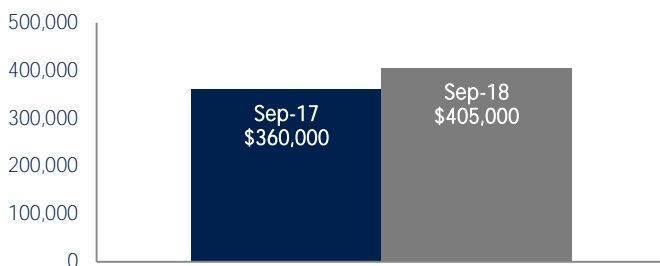
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this September was 193 compared to 194 in September 2017. This month's total of 193 is lower than the previous month's total supply of available inventory of 195, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Centreville Homes was \$360,000. This September, the median sale price was \$405,000, an increase of 13% or \$45,000 compared to last year. The current median sold price is 4% higher than in August.

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





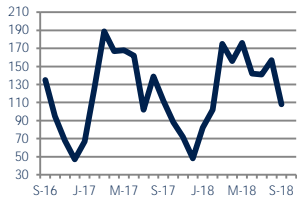
Focus On: Centreville Housing Market

September 2018

Zip Code(s): 20120 and 20121

New Listings

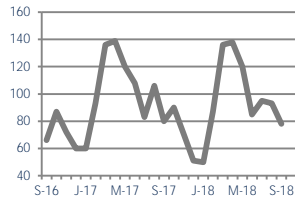
108



Down -4%
Vs. Year Ago

Current Contracts

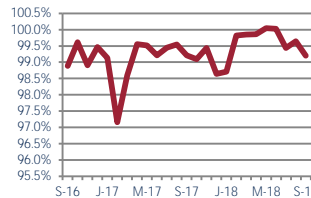
78



Down -3%
Vs. Year Ago

Sold Vs. List Price

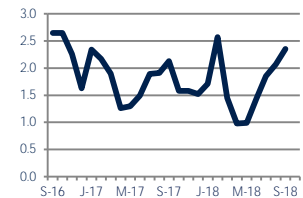
99.2%



No Change
Vs. Year Ago

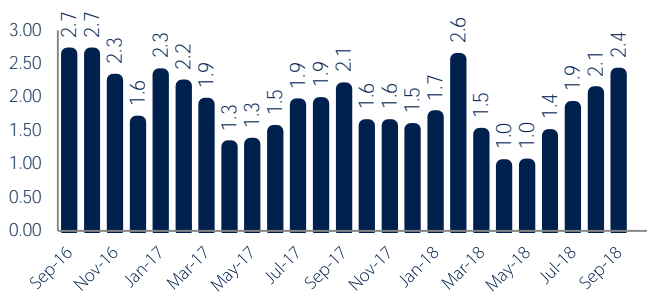
Months of Supply

2.4



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

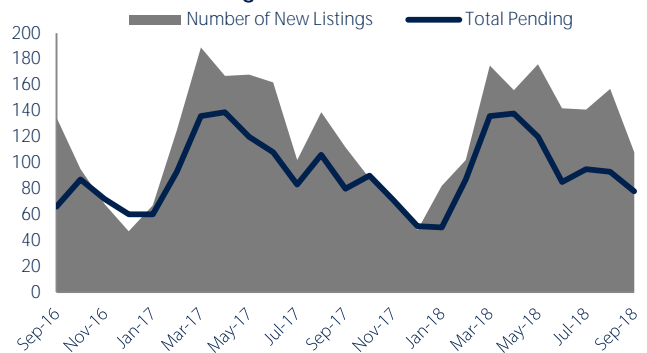
In September, there was 2.4 months of supply available in Centreville, compared to 2.1 in September 2017. That is an increase of 10% versus a year ago.

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.

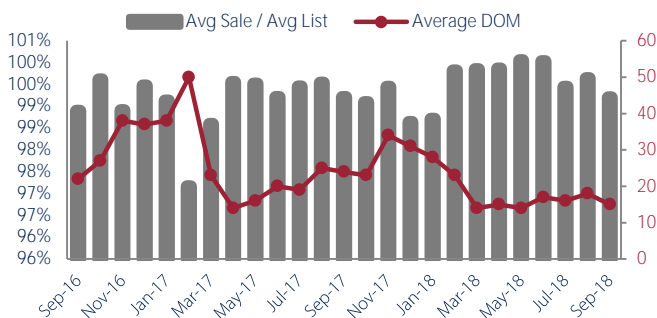
New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Centreville compared to 112 in September 2017, a decrease of 4%. There were 78 current contracts pending sale this September compared to 80 a year ago. The number of current contracts is 3% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Centreville was 99.2% 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 15, lower than the average last year, which was 24, a decrease of 38%.



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.

