



# The Long & Foster Market Minute™

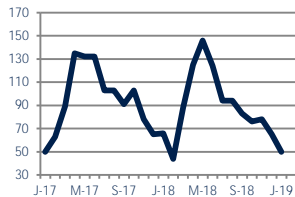
Focus On: Centreville Housing Market

January 2019

Zip Code(s): 20120 and 20121

## Units Sold

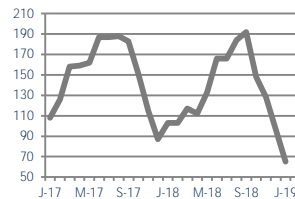
50



Down -24%  
Vs. Year Ago

## Active Inventory

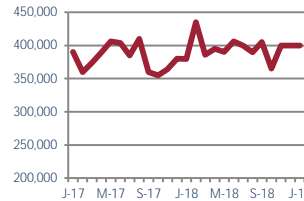
65



Down -37%  
Vs. Year Ago

## Median Sale Price

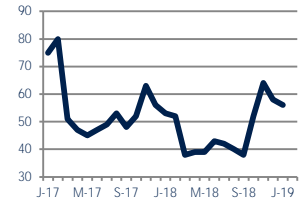
\$400,000



Up 5%  
Vs. Year Ago

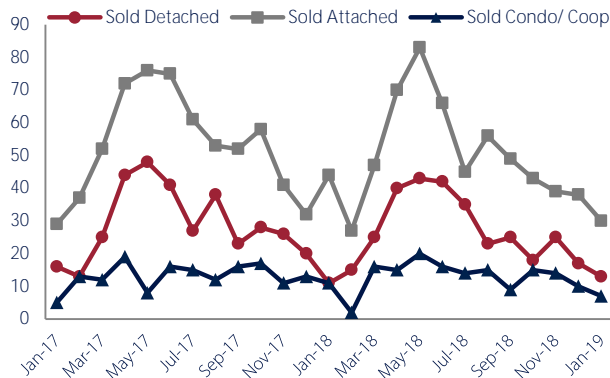
## Days On Market

56



Up 6%  
Vs. Year Ago

## Units Sold\*



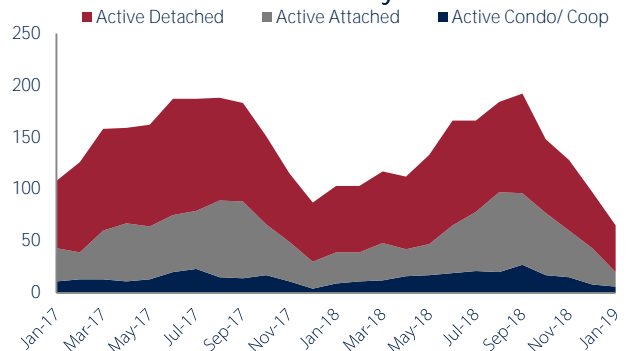
## Units Sold

There was a decrease in total units sold in January, with 50 sold this month in Centreville versus 65 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 January 2018.

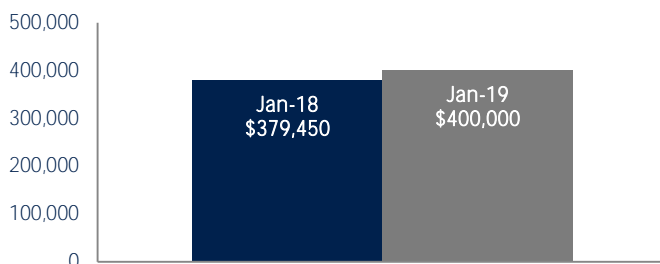
## Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 37%. The total number of active inventory this January was 65 compared to 103 in January 2018. This month's total of 65 is lower than the previous month's total supply of available inventory of 97, a decrease of 33%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Centreville Homes was \$379,450. This January, the median sale price was \$400,000, an increase of 5% or \$20,550 compared to last year. The current median sold price is approximately the same as the median price in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



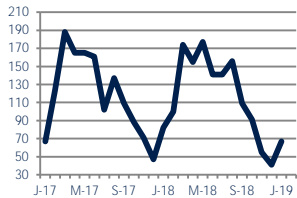
## Focus On: Centreville Housing Market

January 2019

Zip Code(s): 20120 and 20121

### New Listings

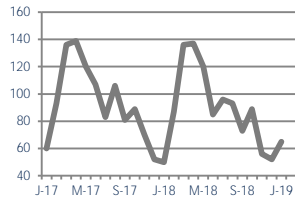
67



Down -18%  
Vs. Year Ago

### Current Contracts

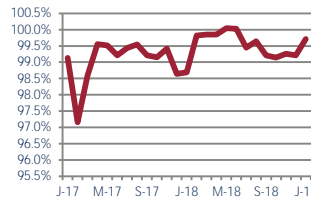
65



Up 30%  
Vs. Year Ago

### Sold Vs. List Price

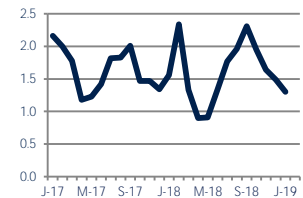
99.7%



Up 1%  
Vs. Year Ago

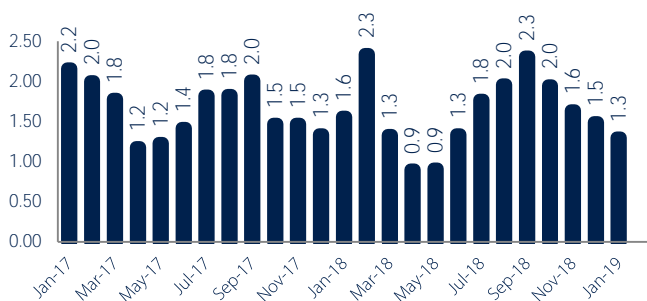
### Months of Supply

1.3



Down -17%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

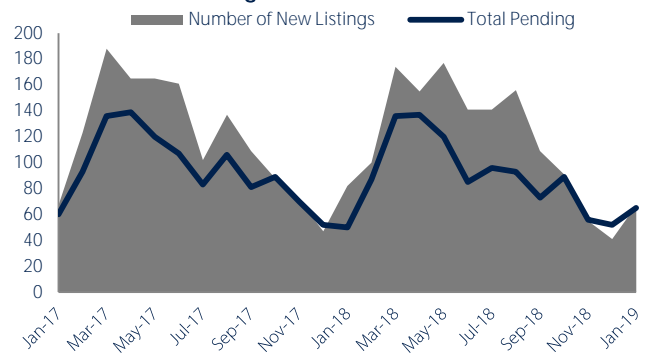
In January, there was 1.3 months of supply available in Centreville, compared to 1.6 in January 2018. That is a decrease of 17% versus a year ago.

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.

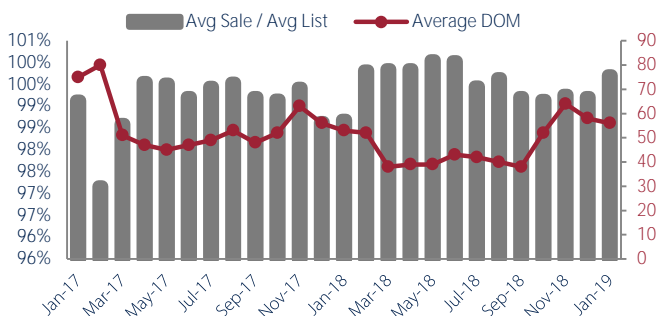
### New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Centreville compared to 82 in January 2018, a decrease of 18%. There were 65 current contracts pending sale this January compared to 50 a year ago. The number of current contracts is 30% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Centreville was 99.7% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 53, an increase of 6%.



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