



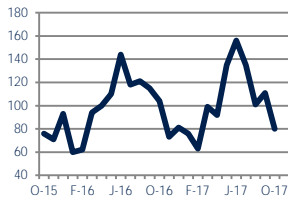
Focus On: Dale City Housing Market

October 2017

Zip Code(s): 22193

Units Sold

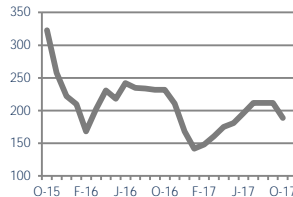
80



Down -23%
Vs. Year Ago

Active Inventory

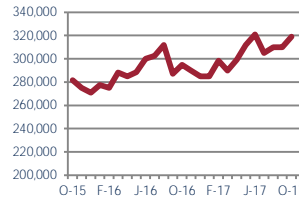
189



Down -19%
Vs. Year Ago

Median Sale Price

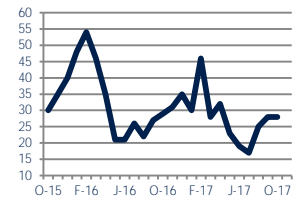
\$319,000



Up 8%
Vs. Year Ago

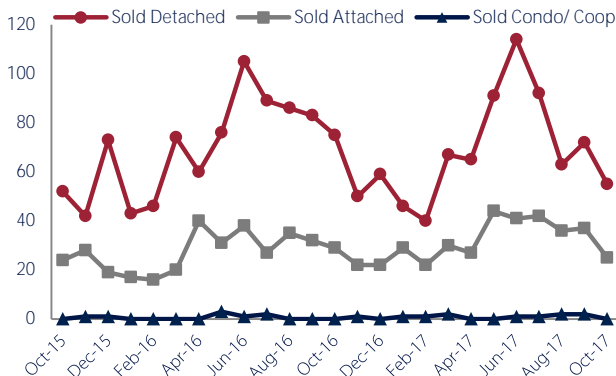
Days On Market

28



Down -3%
Vs. Year Ago

Units Sold*



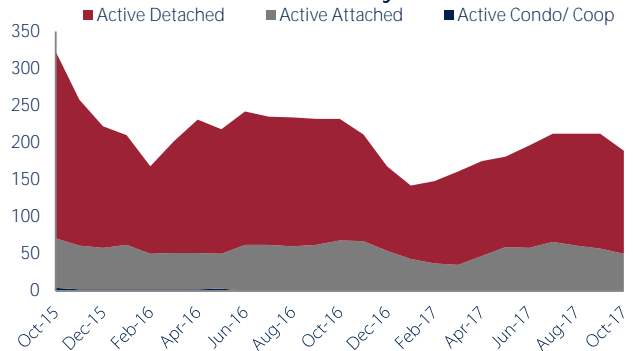
Units Sold

There was a decrease in total units sold in October, with 80 sold this month in Dale City versus 111 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 23% versus October 2016.

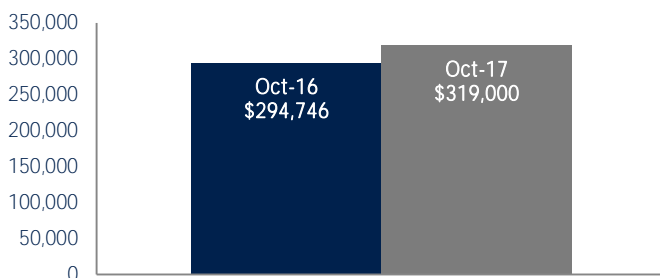
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 19%. The total number of active inventory this October was 189 compared to 232 in October 2016. This month's total of 189 is lower than the previous month's total supply of available inventory of 212, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Dale City Homes was \$294,746. This October, the median sale price was \$319,000, an increase of 8% or \$24,254 compared to last year. The current median sold price is 3% higher than in September.

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

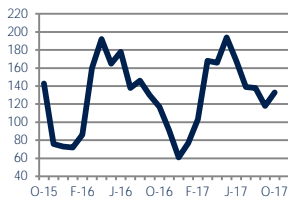
Focus On: Dale City Housing Market

October 2017

Zip Code(s): 22193

New Listings

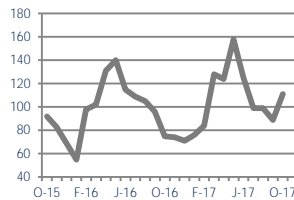
133



Up 14%
Vs. Year Ago

Current Contracts

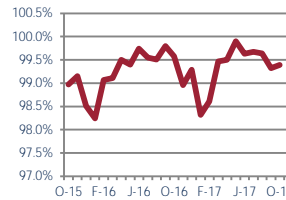
111



Up 48%
Vs. Year Ago

Sold Vs. List Price

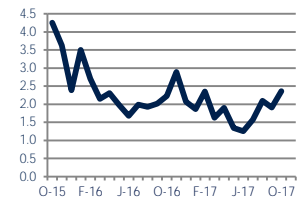
99.4%



No Change
Vs. Year Ago

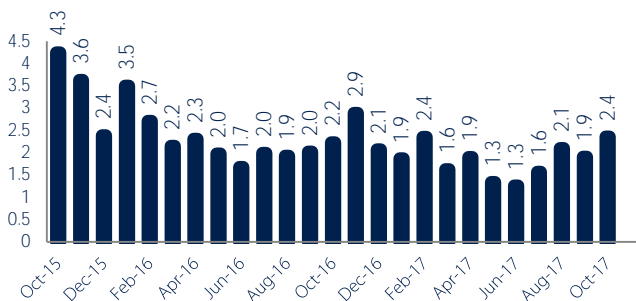
Months of Supply

2.4



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

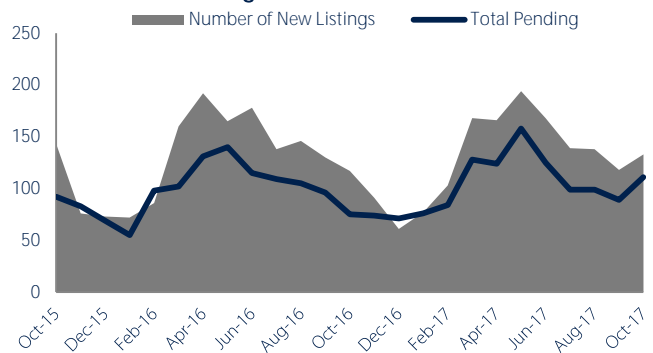
In October, there was 2.4 months of supply available in Dale City, compared to 2.2 in October 2016. That is an increase of 6% versus a year ago.

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.

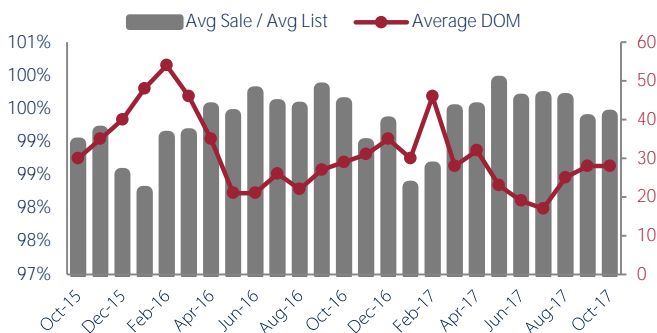
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Dale City compared to 117 in October 2016, an increase of 14%. There were 111 current contracts pending sale this October compared to 75 a year ago. The number of current contracts is 48% 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 Dale City was 99.4% 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 28, lower than the average last year, which was 29, a decrease of 3%.