



The Long & Foster Market Minute™

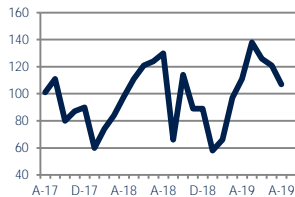
Focus On: Dale City Housing Market

August 2019

Zip Code(s): 22193

Units Sold

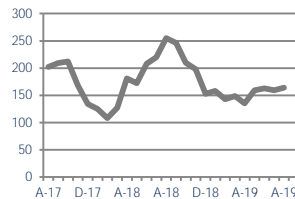
107



Down -18%
Vs. Year Ago

Active Inventory

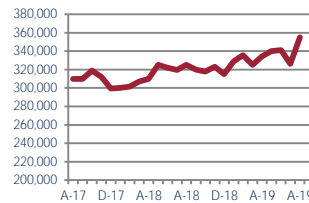
164



Down -36%
Vs. Year Ago

Median Sale Price

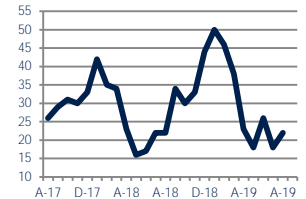
\$355,000



Up 9%
Vs. Year Ago

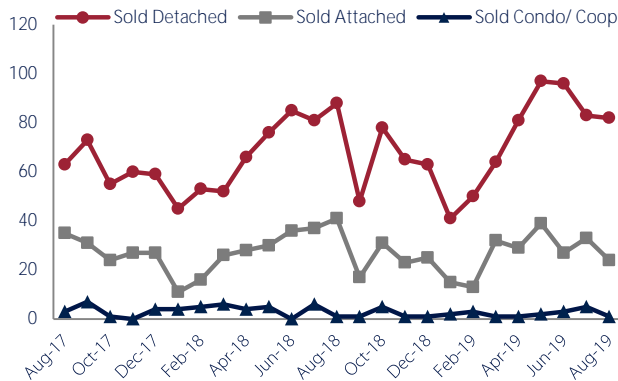
Days On Market

22



No Change
Vs. Year Ago

Units Sold*



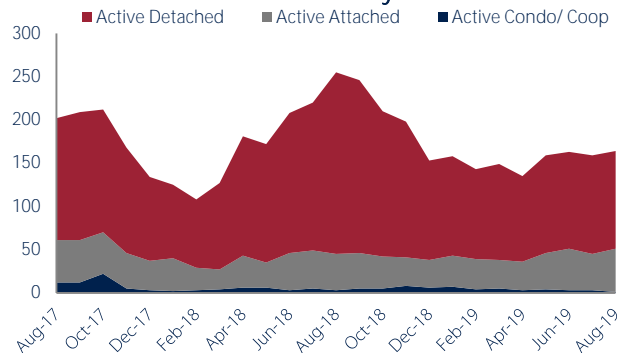
Units Sold

There was a decrease in total units sold in August, with 107 sold this month in Dale City versus 121 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 18% versus August 2018.

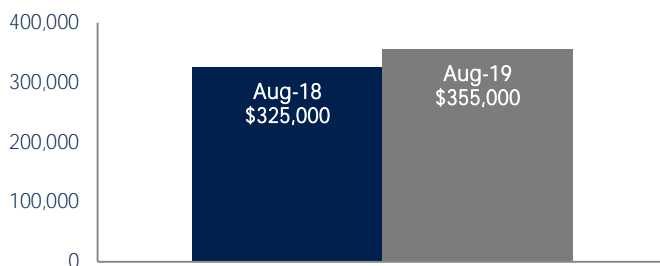
Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 36%. The total number of active inventory this August was 164 compared to 255 in August 2018. This month's total of 164 is higher than the previous month's total supply of available inventory of 159, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Dale City Homes was \$325,000. This August, the median sale price was \$355,000, an increase of 9% or \$30,000 compared to last year. The current median sold price is 9% higher than in July.

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

Dale City are defined as properties listed in zip code/s 22193.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



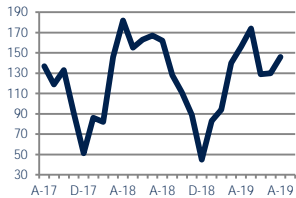
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August 2019

Zip Code(s): 22193

New Listings

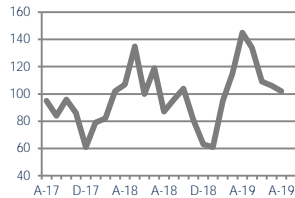
146



Down -10%
Vs. Year Ago

Current Contracts

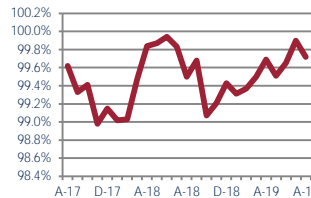
102



Up 17%
Vs. Year Ago

Sold Vs. List Price

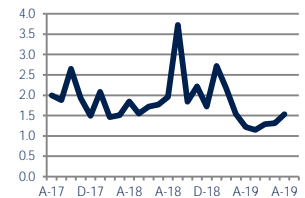
99.7%



No Change
Vs. Year Ago

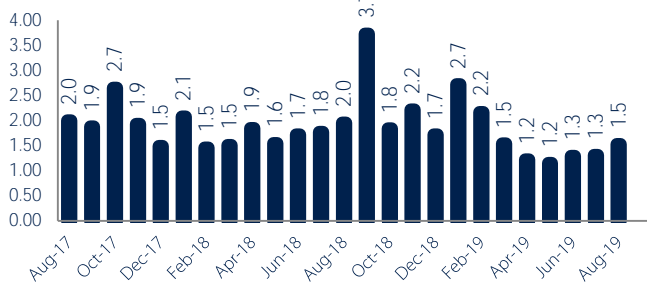
Months of Supply

1.5



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

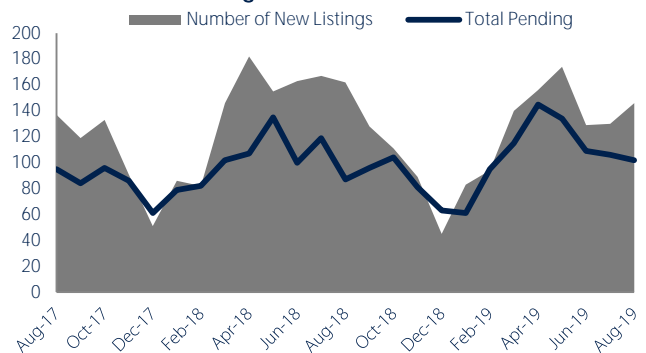
In August, there was 1.5 months of supply available in Dale City, compared to 2.0 in August 2018. That is a decrease of 22% versus a year ago.

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.

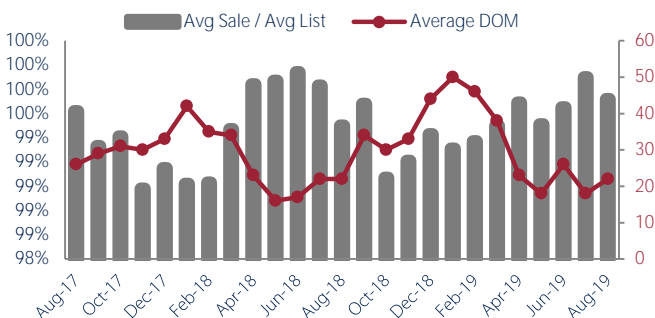
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Dale City compared to 162 in August 2018, a decrease of 10%. There were 102 current contracts pending sale this August compared to 87 a year ago. The number of current contracts is 17% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Dale City was 99.7% 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 22, which is similar compared to a year ago.



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