

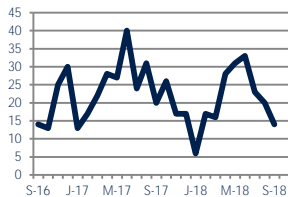
## Focus On: Del Ray/Rosemont Housing Market

September 2018

Zip Code(s): 22301

### Units Sold

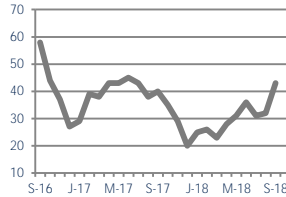
14



Down -30%  
Vs. Year Ago

### Active Inventory

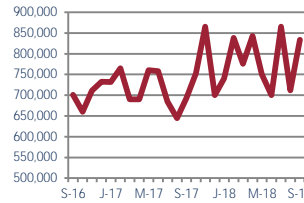
43



Up 7%  
Vs. Year Ago

### Median Sale Price

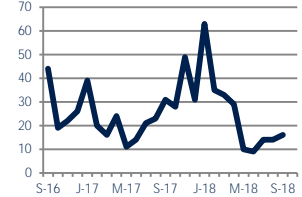
\$833,750



Up 20%  
Vs. Year Ago

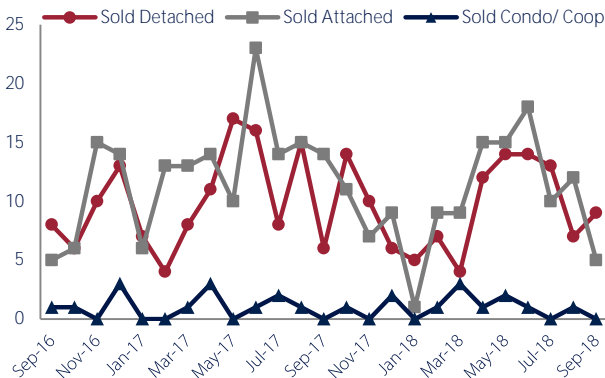
### Days On Market

16



Down -48%  
Vs. Year Ago

### Units Sold\*



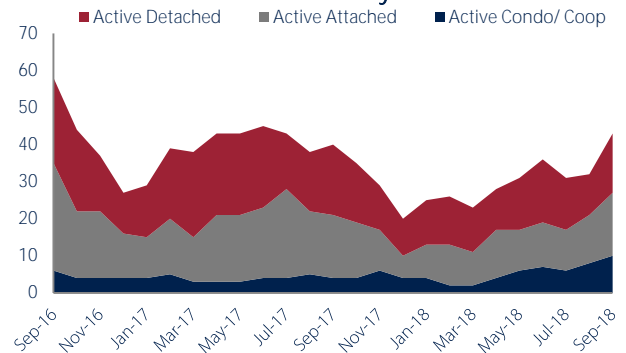
### Units Sold

There was a decrease in total units sold in September, with 14 sold this month in Del Ray/Rosemont versus 20 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 30% versus September 2017.

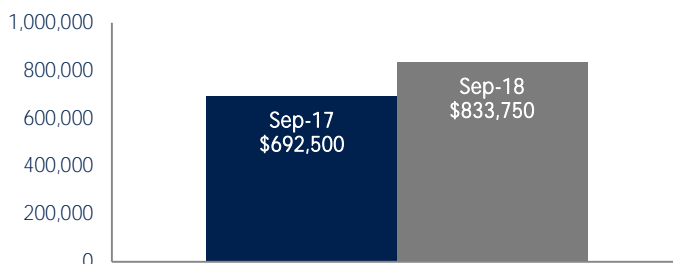
### Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 8%. The total number of active inventory this September was 43 compared to 40 in September 2017. This month's total of 43 is higher than the previous month's total supply of available inventory of 32, an increase of 34%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Del Ray/Rosemont Homes was \$692,500. This September, the median sale price was \$833,750, an increase of 20% or \$141,250 compared to last year. The current median sold price is 17% 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.



Del Ray/Rosemont are defined as properties listed in zip code/s 22301.

\*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.

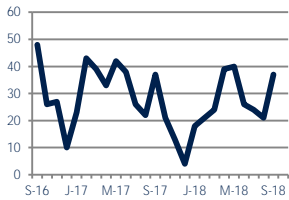
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Zip Code(s): 22301

### New Listings

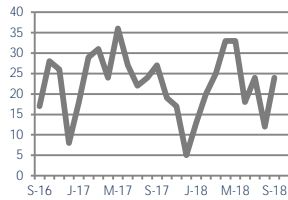
37



No Change  
Vs. Year Ago

### Current Contracts

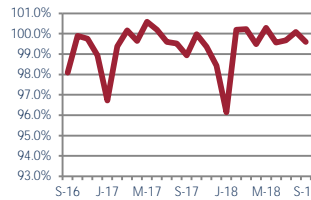
24



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

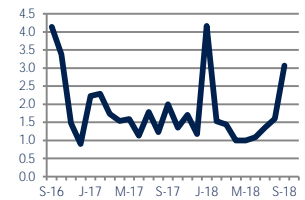
99.6%



Up 0.7%  
Vs. Year Ago

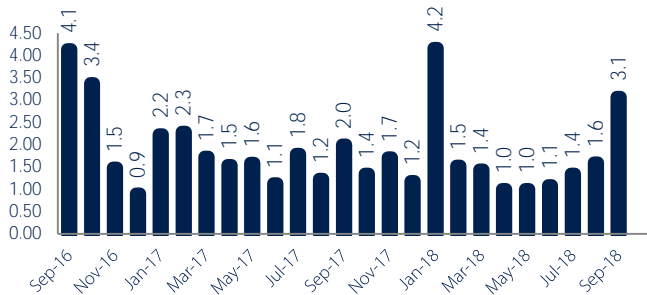
### Months of Supply

3.1



Up 53%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

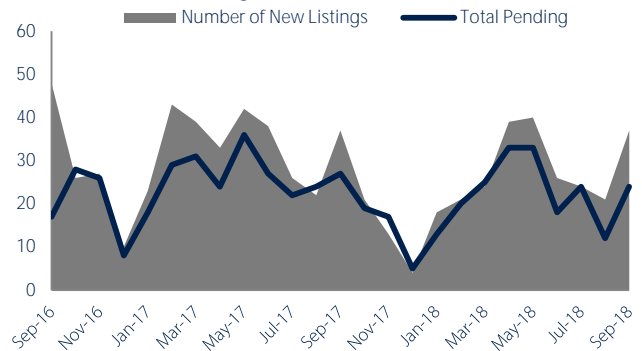
In September, there was 3.1 months of supply available in Del Ray/Rosemont, compared to 2.0 in September 2017. That is an increase of 54% versus a year ago.

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.

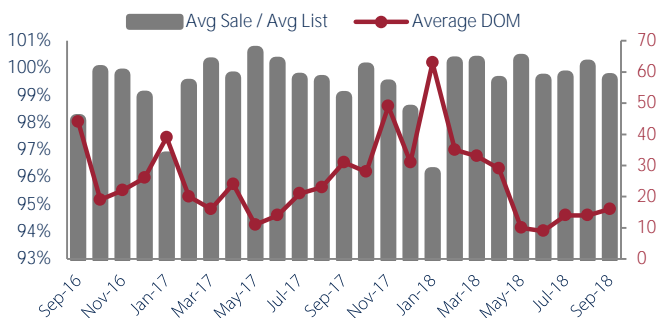
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Del Ray/Rosemont, which is similar to the amount in September 2017. There were 24 current contracts pending sale this September compared to 27 a year ago. The number of current contracts is 11% 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 Del Ray/Rosemont was 99.6% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 31, a decrease of 48%.

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