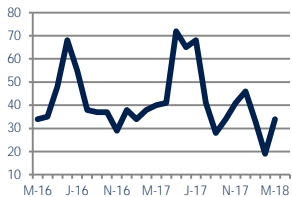




Zip Code(s): 22101

Units Sold

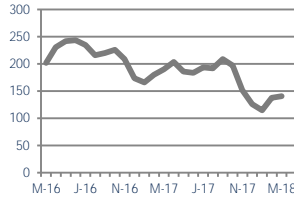
34



Down
Vs. Year Ago

Active Inventory

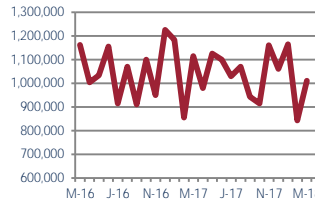
141



Down -26%
Vs. Year Ago

Median Sale Price

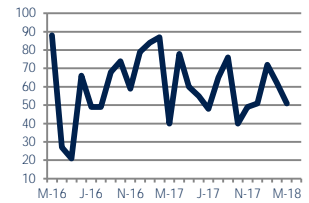
\$1,010,500



Down -9%
Vs. Year Ago

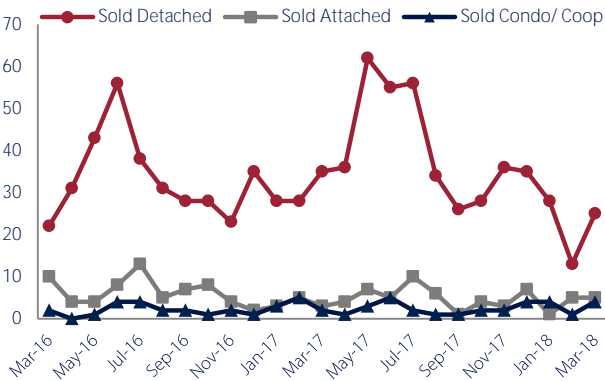
Days On Market

51



Up 27%
Vs. Year Ago

Units Sold*



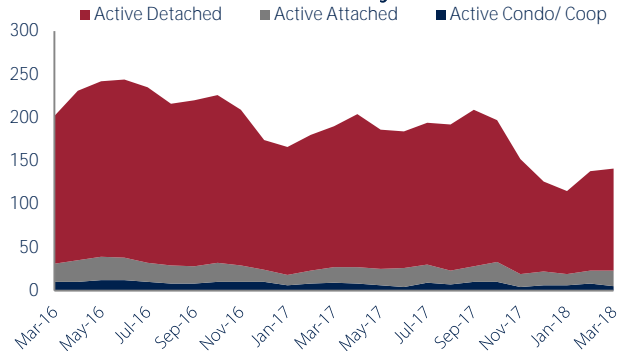
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 34 sold this month in Eastern McLean. This month's total units sold was lower than at this time last year, a decrease from March 2017.

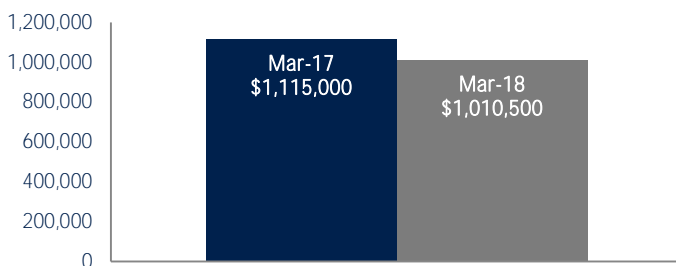
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 26%. The total number of active inventory this March was 141 compared to 190 in March 2017. This month's total of 141 is higher than the previous month's total supply of available inventory of 138, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Eastern McLean Homes was \$1,115,000. This March, the median sale price was \$1,010,500, a decrease of 9% or \$104,500 compared to last year. The current median sold price is 20% higher than in February.

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



Eastern McLean are defined as properties listed in zip code/s 22101.

*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.





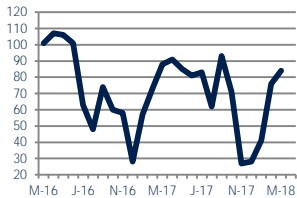
Focus On: Eastern McLean Housing Market

March 2018

Zip Code(s): 22101

New Listings

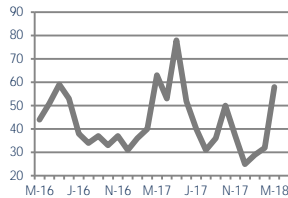
84



Down -5%
Vs. Year Ago

Current Contracts

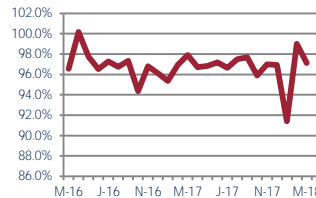
58



Down -8%
Vs. Year Ago

Sold Vs. List Price

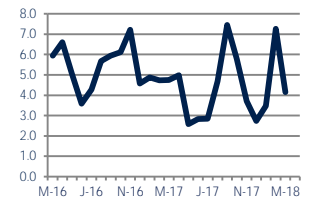
97.1%



Down -0.8%
Vs. Year Ago

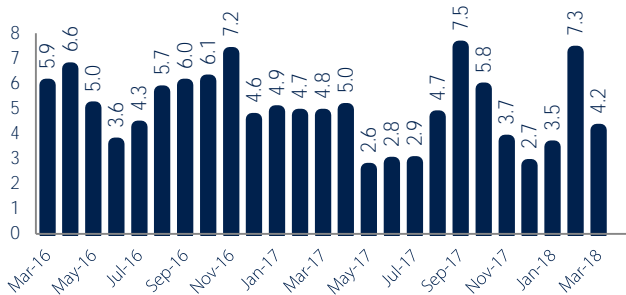
Months of Supply

4.2



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

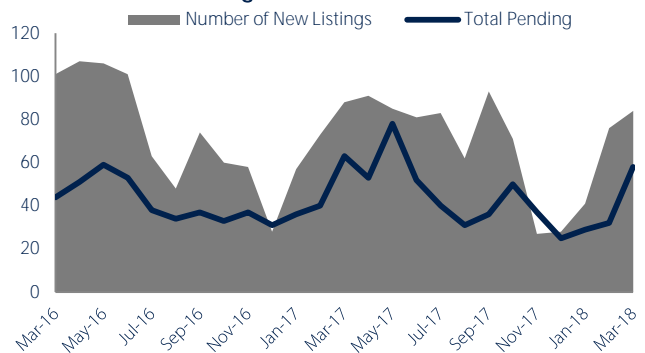
In March, there was 4.1 months of supply available in Eastern McLean, compared to 4.8 in March 2017. That is a decrease of 13% versus a year ago.

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.

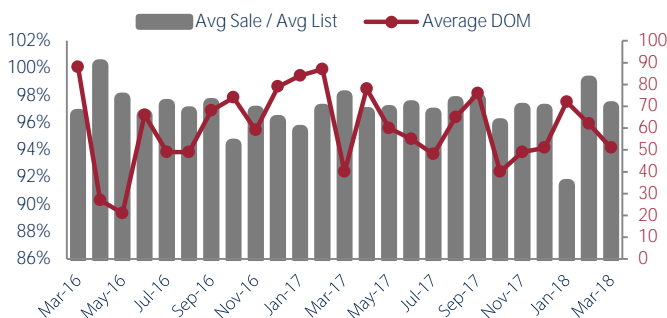
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Eastern McLean compared to 88 in March 2017, a decrease of 5%. There were 58 current contracts pending sale this March compared to 63 a year ago. The number of current contracts is 8% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Eastern McLean was 97.1% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 40, an increase of 28%.



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