



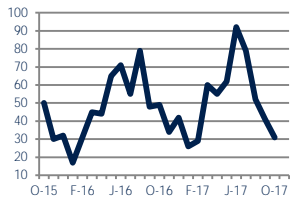
Focus On: Haymarket and Catharpin Housing Market

October 2017

Zip Code(s): 20169, 20168 and 20143

Units Sold

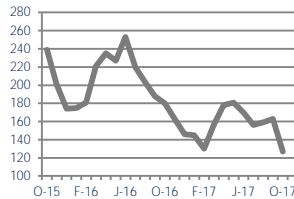
31



Down
Vs. Year Ago

Active Inventory

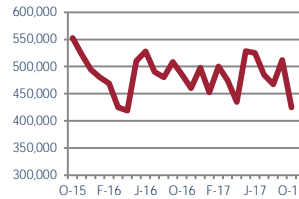
127



Down -29%
Vs. Year Ago

Median Sale Price

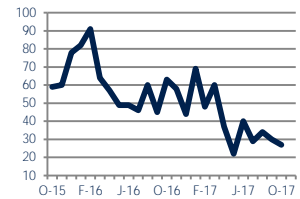
\$425,000



Down -12%
Vs. Year Ago

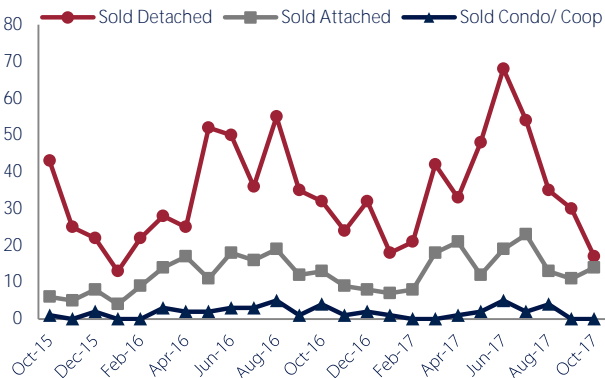
Days On Market

27



Down
Vs. Year Ago

Units Sold*



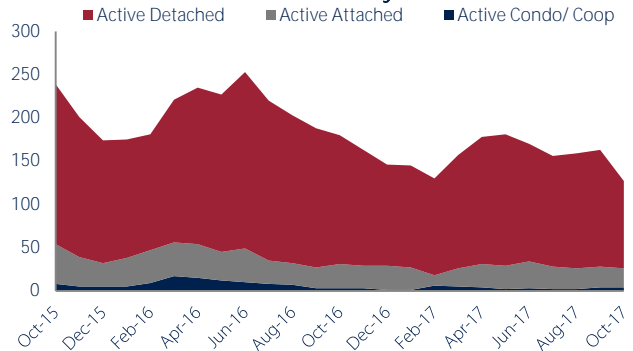
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 31 sold this month in Haymarket and Catharpin. This month's total units sold was lower than at this time last year, a decrease from October 2016.

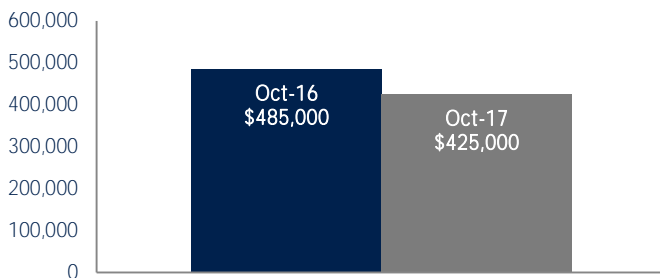
Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 29%. The total number of active inventory this October was 127 compared to 180 in October 2016. This month's total of 127 is lower than the previous month's total supply of available inventory of 163, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Haymarket and Catharpin Homes was \$485,000. This October, the median sale price was \$425,000, a decrease of 12% or \$60,000 compared to last year. The current median sold price is 17% lower 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.

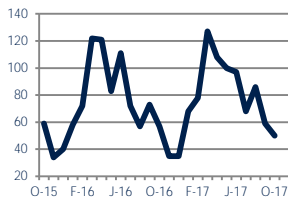
Focus On: Haymarket and Catharpin Housing Market

October 2017

Zip Code(s): 20169, 20168 and 20143

New Listings

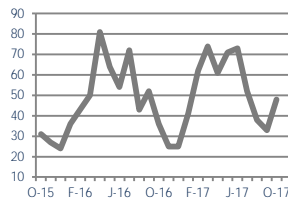
50



Down -12%
Vs. Year Ago

Current Contracts

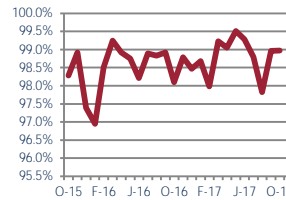
48



Up 33%
Vs. Year Ago

Sold Vs. List Price

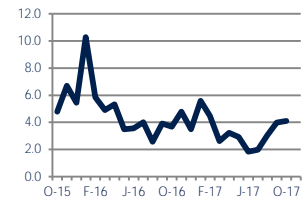
99.0%



Up 0.9%
Vs. Year Ago

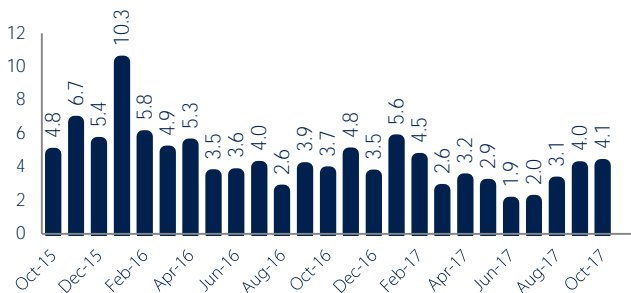
Months of Supply

4.1



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

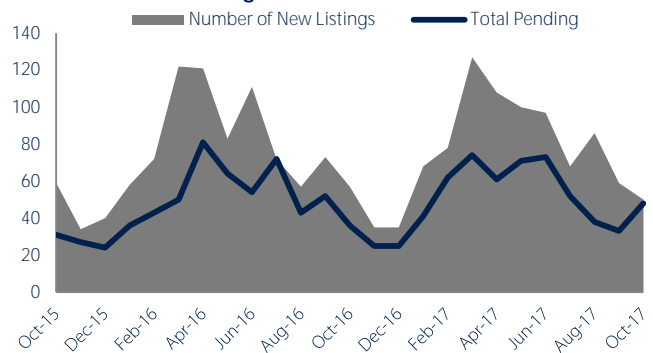
In October, there was 4.1 months of supply available in Haymarket and Catharpin, compared to 3.7 in October 2016. That is an increase of 12% versus a year ago.

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.

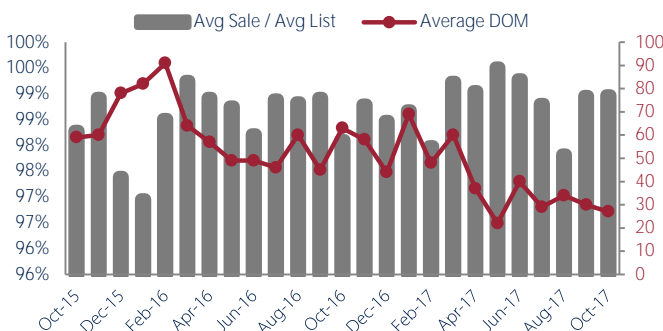
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Haymarket and Catharpin compared to 57 in October 2016, a decrease of 12%. There were 48 current contracts pending sale this October compared to 36 a year ago. The number of current contracts is 33% 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 Haymarket and Catharpin was 99.0% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 63. This decrease was impacted by the limited number of sales.