



# The Long & Foster Market Minute™

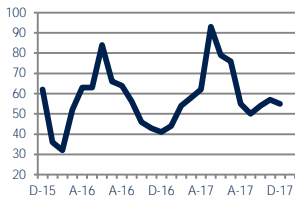
Focus On: Mount Vernon and Fort Hunt Housing Market

December 2017

Zip Code(s): 22308 and 22309

## Units Sold

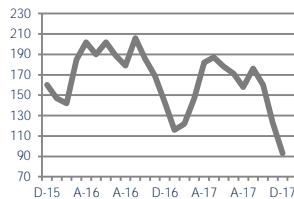
55



Up 34%  
Vs. Year Ago

## Active Inventory

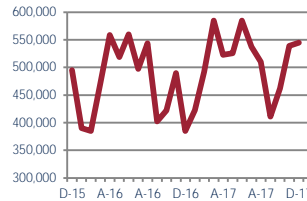
93



Down -35%  
Vs. Year Ago

## Median Sale Price

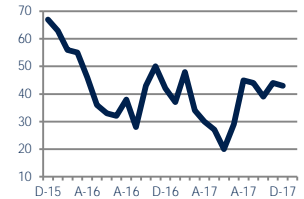
\$545,100



Up  
Vs. Year Ago

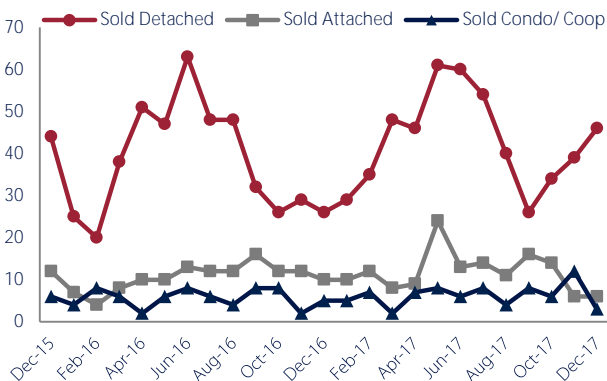
## Days On Market

43



Up 2%  
Vs. Year Ago

## Units Sold\*



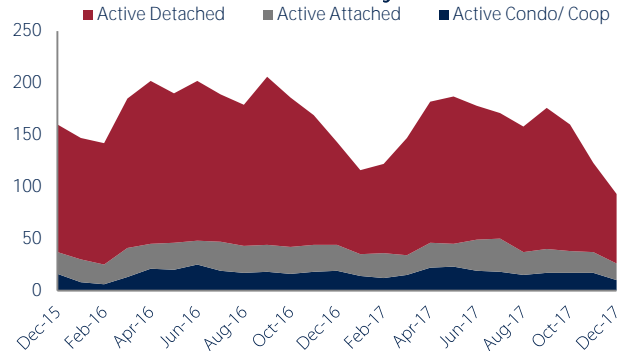
## Units Sold

There was a decrease in total units sold in December, with 55 sold this month in Mount Vernon and Fort Hunt versus 57 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 34% versus December 2016.

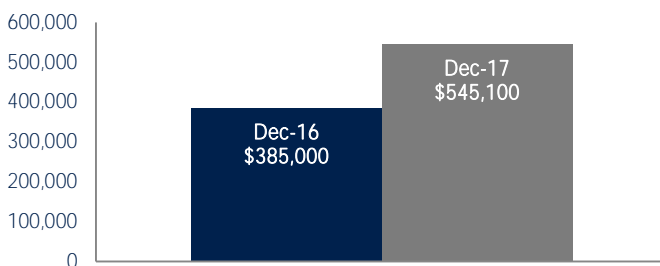
## Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 35%. The total number of active inventory this December was 93 compared to 143 in December 2016. This month's total of 93 is lower than the previous month's total supply of available inventory of 123, a decrease of 24%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Mount Vernon and Fort Hunt Homes was \$385,000. This December, the median sale price was \$545,100, an increase of \$160,100 compared to last year. The current median sold price is higher than in November.

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

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



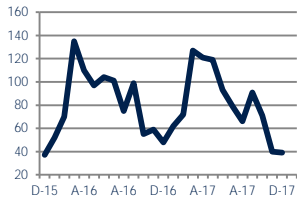
**Focus On:** Mount Vernon and Fort Hunt Housing Market

December 2017

Zip Code(s): 22308 and 22309

**New Listings**

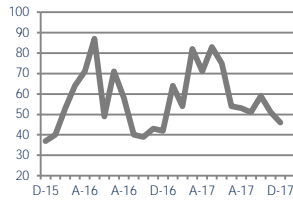
39



**Down -19%**  
Vs. Year Ago

**Current Contracts**

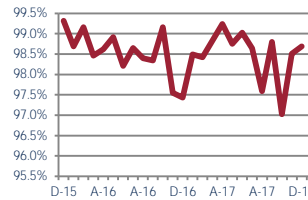
46



**Up 10%**  
Vs. Year Ago

**Sold Vs. List Price**

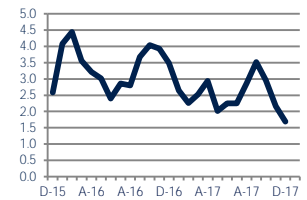
98.7%



**Up 1.3%**  
Vs. Year Ago

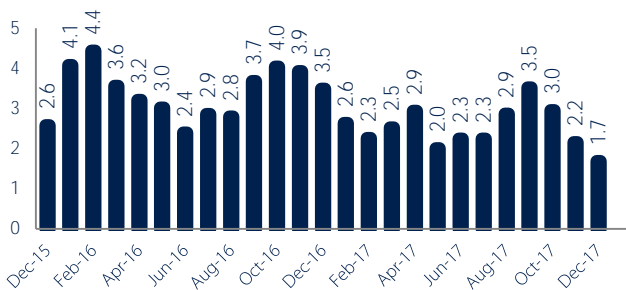
**Months of Supply**

1.7



**Down -52%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

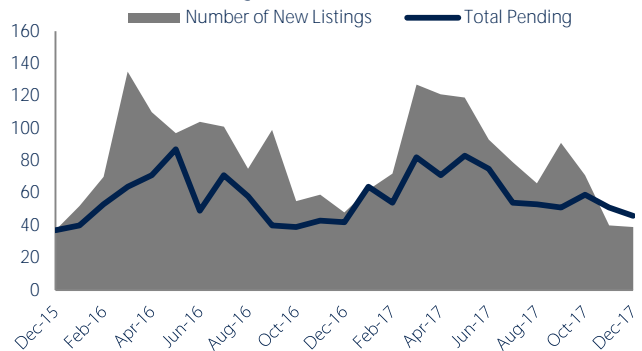
In December, there was 1.7 months of supply available in Mount Vernon and Fort Hunt, compared to 3.5 in December 2016. That is a decrease of 52% versus a year ago.

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.

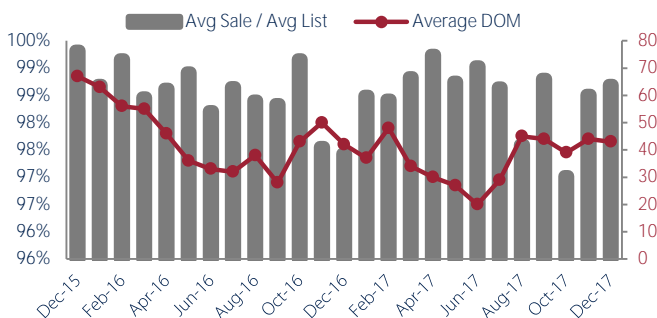
**New Listings & Current Contracts**

This month there were 39 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 48 in December 2016, a decrease of 19%. There were 46 current contracts pending sale this December compared to 42 a year ago. The number of current contracts is 10% higher than last December.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In December, the average sale price in Mount Vernon and Fort Hunt was 98.7% of the average list price, which is 1.3% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 43, higher than the average last year, which was 42, an increase of 2%.



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