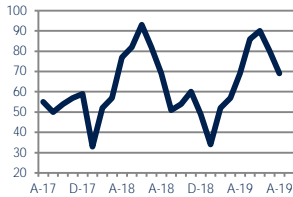


Zip Code(s): 22308 and 22309

Units Sold

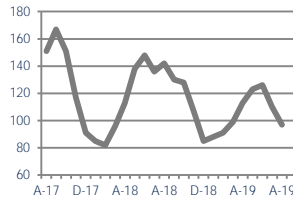
69



No Change
Vs. Year Ago

Active Inventory

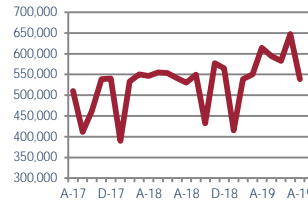
97



Down -32%
Vs. Year Ago

Median Sale Price

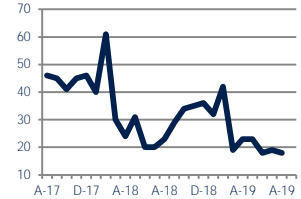
\$538,500



Up 2%
Vs. Year Ago

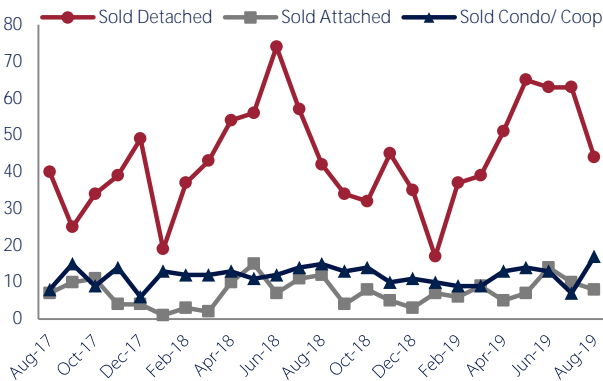
Days On Market

18



Down -22%
Vs. Year Ago

Units Sold*



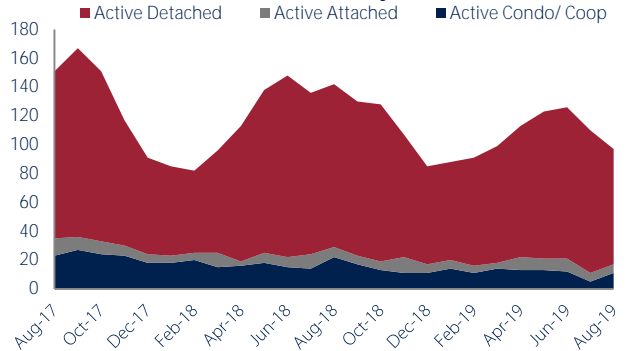
Units Sold

There was a decrease in total units sold in August, with 69 sold this month in Mount Vernon and Fort Hunt, a decrease of 14%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 32%. The total number of active inventory this August was 97 compared to 142 in August 2018. This month's total of 97 is lower than the previous month's total supply of available inventory of 110, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Mount Vernon and Fort Hunt Homes was \$530,000. This August, the median sale price was \$538,500, an increase of 2% or \$8,500 compared to last year. The current median sold price is 17% lower 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.

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 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.



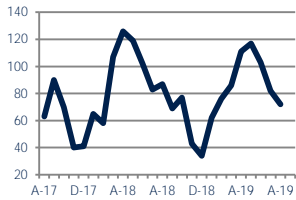
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22308 and 22309

New Listings

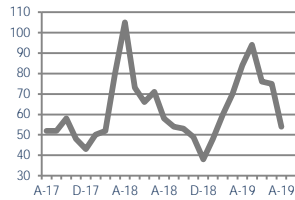
72



Down -17%
Vs. Year Ago

Current Contracts

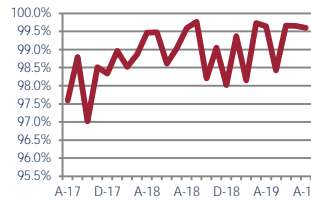
54



Down -7%
Vs. Year Ago

Sold Vs. List Price

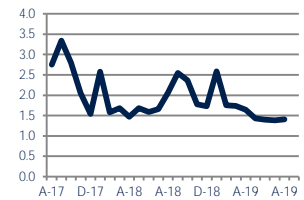
99.6%



No Change
Vs. Year Ago

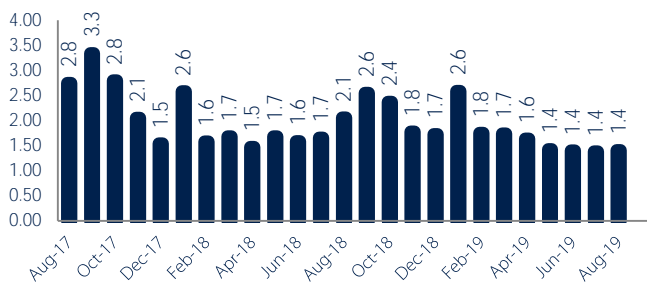
Months of Supply

1.4



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

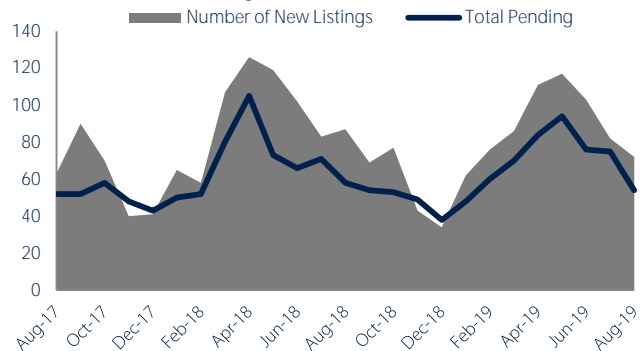
In August, there was 1.4 months of supply available in Mount Vernon and Fort Hunt, compared to 2.1 in August 2018. That is a decrease of 32% versus a year ago.

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.

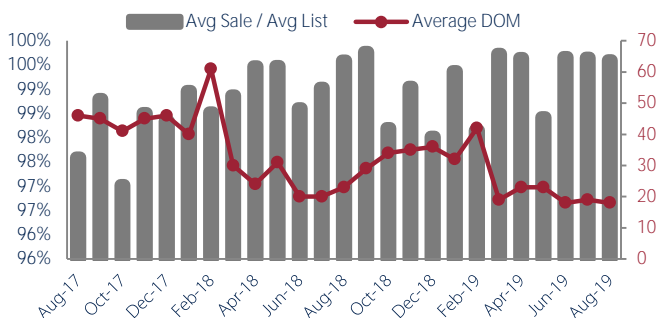
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 87 in August 2018, a decrease of 17%. There were 54 current contracts pending sale this August compared to 58 a year ago. The number of current contracts is 7% lower 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 Mount Vernon and Fort Hunt was 99.6% 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 18, lower than the average last year, which was 23, a decrease of 22%.



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