



The Long & Foster Market Minute™

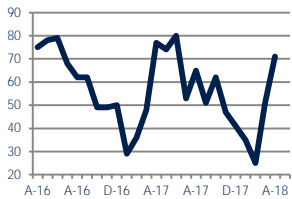
Focus On: Northern Centreville Housing Market

April 2018

Zip Code(s): 20120

Units Sold

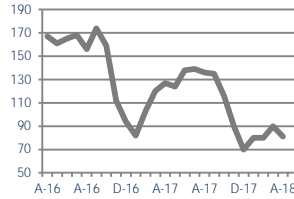
71



Down -8%
Vs. Year Ago

Active Inventory

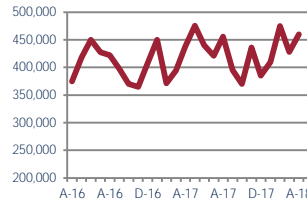
81



Down -36%
Vs. Year Ago

Median Sale Price

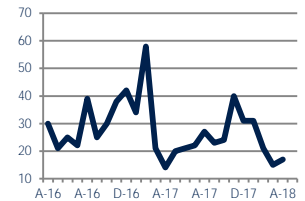
\$460,000



Up 5%
Vs. Year Ago

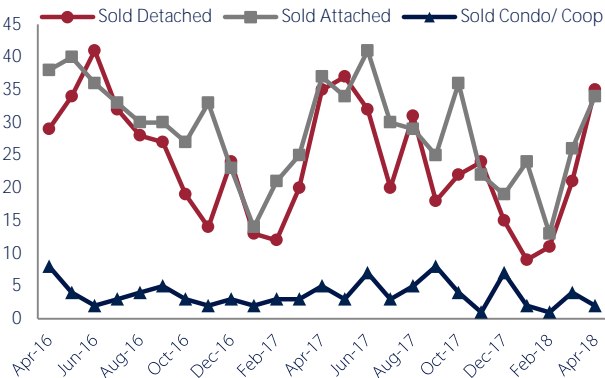
Days On Market

17



Up 21%
Vs. Year Ago

Units Sold*



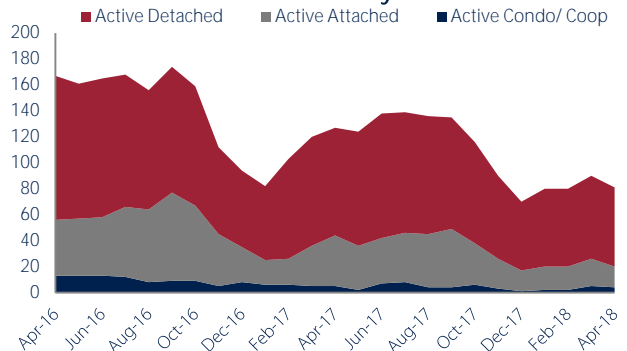
Units Sold

There was an increase in total units sold in April, with 71 sold this month in Northern Centreville. This month's total units sold was lower than at this time last year.

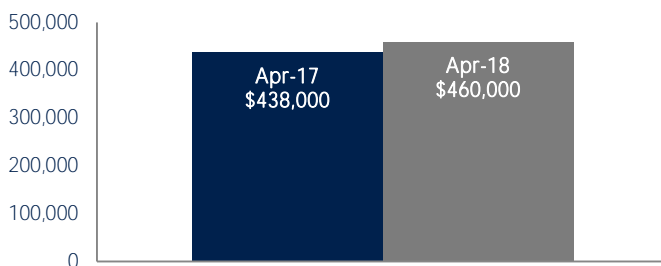
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 36%. The total number of active inventory this April was 81 compared to 127 in April 2017. This month's total of 81 is lower than the previous month's total supply of available inventory of 90, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Northern Centreville Homes was \$438,000. This April, the median sale price was \$460,000, an increase of 5% or \$22,000 compared to last year. The current median sold price is 7% higher than in March.

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



Northern Centreville are defined as properties listed in zip code/s 20120.

*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.



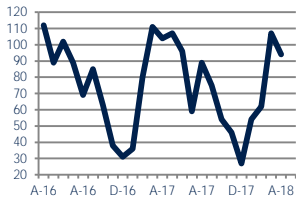
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April 2018

Zip Code(s): 20120

New Listings

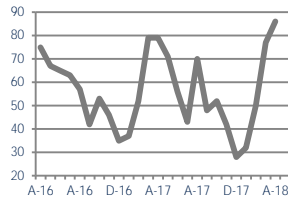
94



Down -10%
Vs. Year Ago

Current Contracts

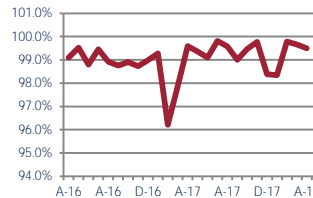
86



Up 9%
Vs. Year Ago

Sold Vs. List Price

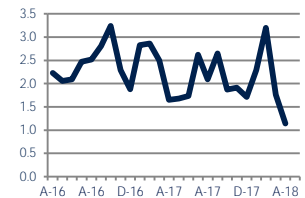
99.5%



No Change
Vs. Year Ago

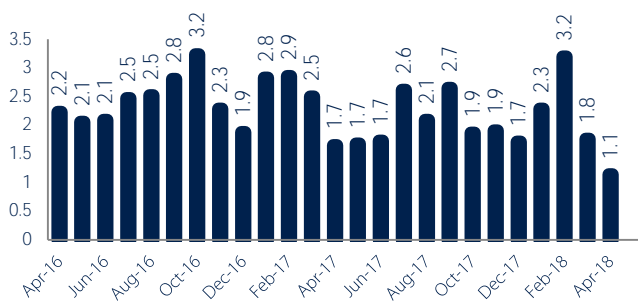
Months of Supply

1.1



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

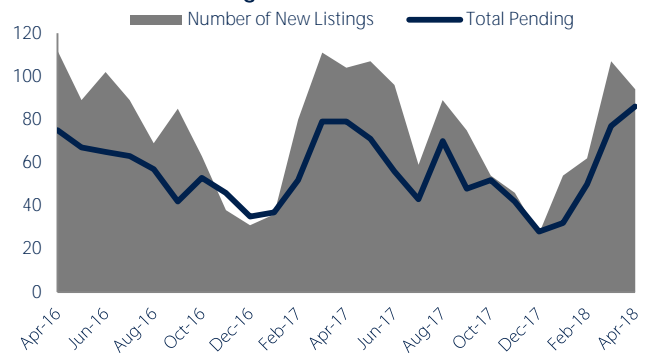
In April, there was 1.1 months of supply available in Northern Centreville, compared to 1.6 in April 2017. That is a decrease of 31% versus a year ago.

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.

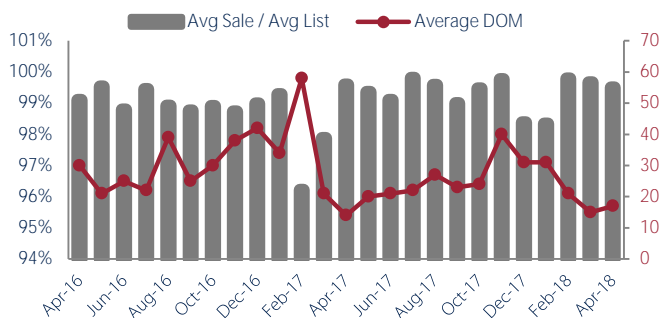
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Northern Centreville compared to 104 in April 2017, a decrease of 10%. There were 86 current contracts pending sale this April compared to 79 a year ago. The number of current contracts is 9% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Northern Centreville was 99.5% 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 17, higher than the average last year, which was 14, an increase of 21%.



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