

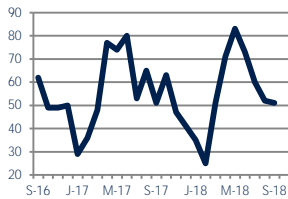
Focus On: Northern Centreville Housing Market

September 2018

Zip Code(s): 20120

Units Sold

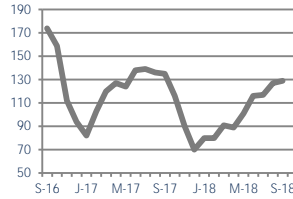
51



No Change
Vs. Year Ago

Active Inventory

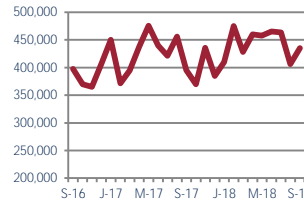
129



Down -4%
Vs. Year Ago

Median Sale Price

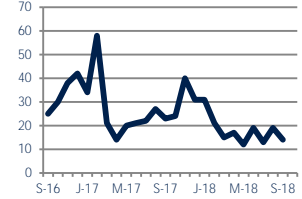
\$435,000



Up 10%
Vs. Year Ago

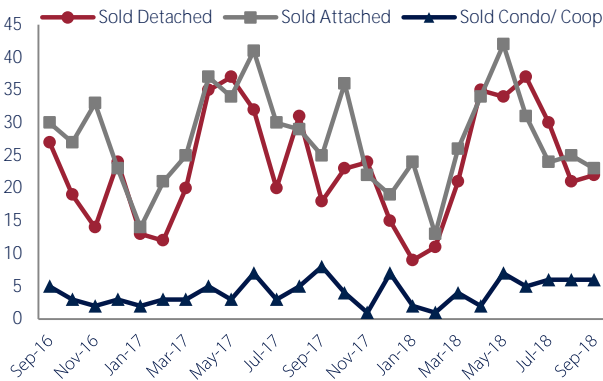
Days On Market

14



Down -39%
Vs. Year Ago

Units Sold*



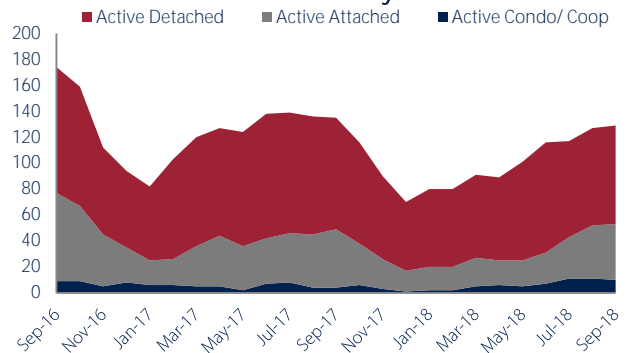
Units Sold

There was a decrease in total units sold in September, with 51 sold this month in Northern Centreville, a decrease of 2%. 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 6 units or 4%. The total number of active inventory this September was 129 compared to 135 in September 2017. This month's total of 129 is higher than the previous month's total supply of available inventory of 127, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Northern Centreville Homes was \$395,000. This September, the median sale price was \$435,000, an increase of 10% or \$40,000 compared to last year. The current median sold price is 7% higher than in August.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





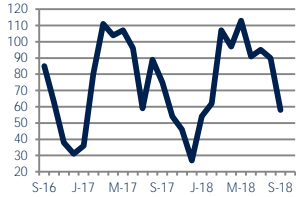
Focus On: Northern Centreville Housing Market

September 2018

Zip Code(s): 20120

New Listings

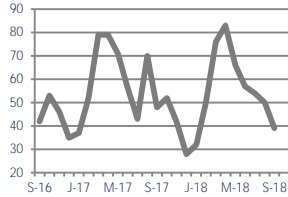
58



Down -23%
Vs. Year Ago

Current Contracts

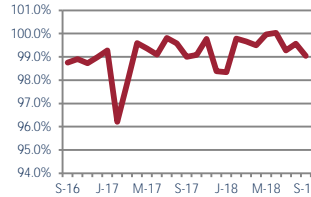
39



Down -19%
Vs. Year Ago

Sold Vs. List Price

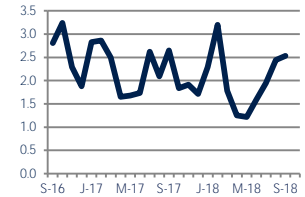
99.0%



No Change
Vs. Year Ago

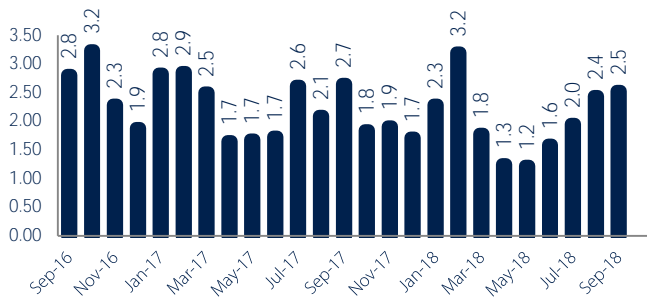
Months of Supply

2.5



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

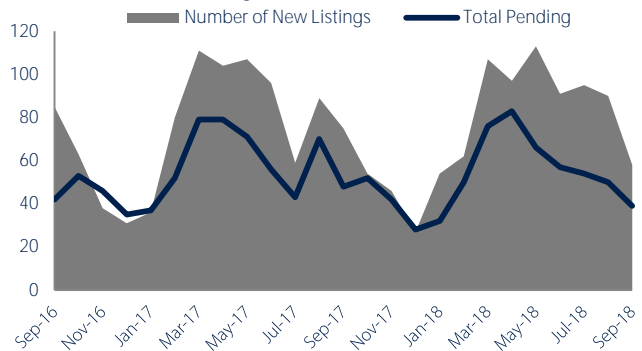
In September, there was 2.5 months of supply available in Northern Centreville, compared to 2.6 in September 2017. That is a decrease of 4% versus a year ago.

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.

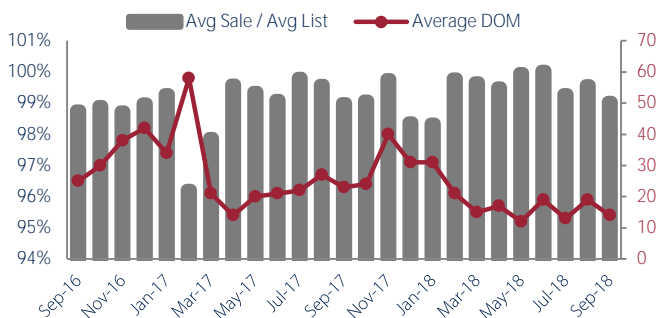
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Northern Centreville compared to 75 in September 2017, a decrease of 23%. There were 39 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 19% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Northern Centreville was 99.0% 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 14, lower than the average last year, which was 23, a decrease of 39%.



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