



# The Long & Foster Market Minute™

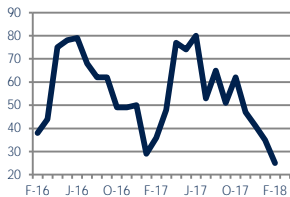
Focus On: Northern Centreville Housing Market

February 2018

Zip Code(s): 20120

## Units Sold

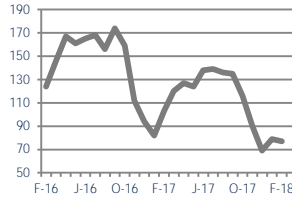
25



Down -31%  
Vs. Year Ago

## Active Inventory

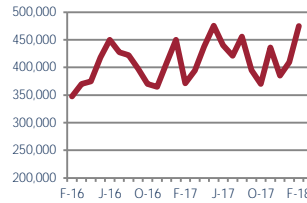
77



Down -25%  
Vs. Year Ago

## Median Sale Price

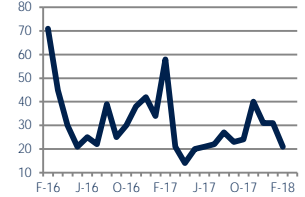
\$475,000



Up  
Vs. Year Ago

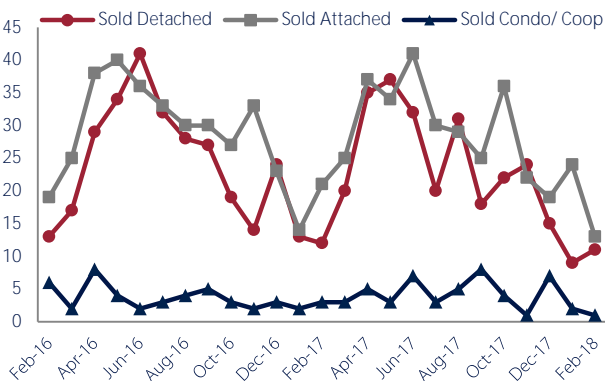
## Days On Market

21



Down  
Vs. Year Ago

## Units Sold\*



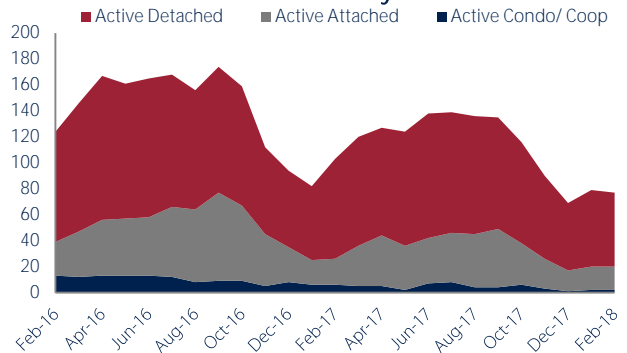
## Units Sold

There was a decrease in total units sold in February, with 25 sold this month in Northern Centreville versus 35 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 31% versus February 2017.

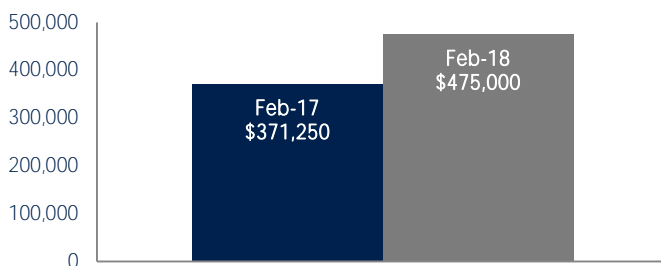
## Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 25%. The total number of active inventory this February was 77 compared to 103 in February 2017. This month's total of 77 is lower than the previous month's total supply of available inventory of 79, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Northern Centreville Homes was \$371,250. This February, the median sale price was \$475,000, an increase of \$103,750 compared to last year. The current median sold price is higher than in January.

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

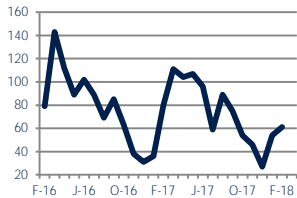




Zip Code(s): 20120

### New Listings

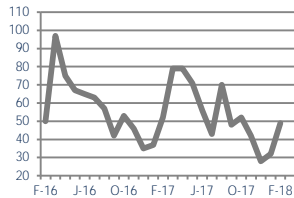
61



Down -24%  
Vs. Year Ago

### Current Contracts

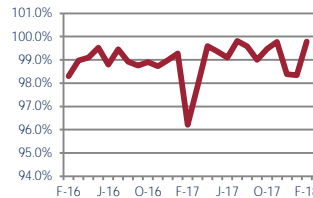
49



Down -6%  
Vs. Year Ago

### Sold Vs. List Price

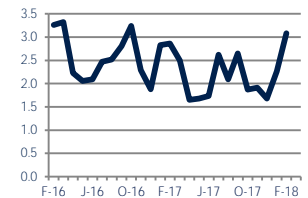
99.8%



Up 3.7%  
Vs. Year Ago

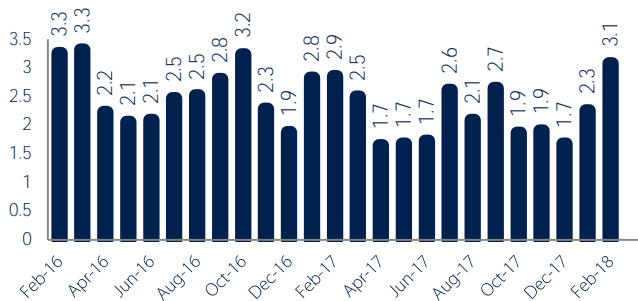
### Months of Supply

3.1



Up 8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

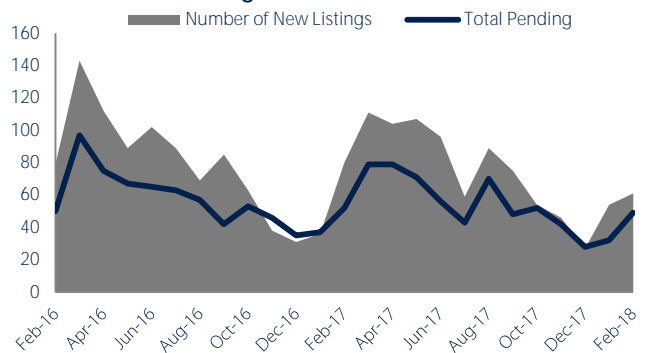
In February, there was 3.1 months of supply available in Northern Centreville, compared to 2.9 in February 2017. That is an increase of 8% versus a year ago.

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.

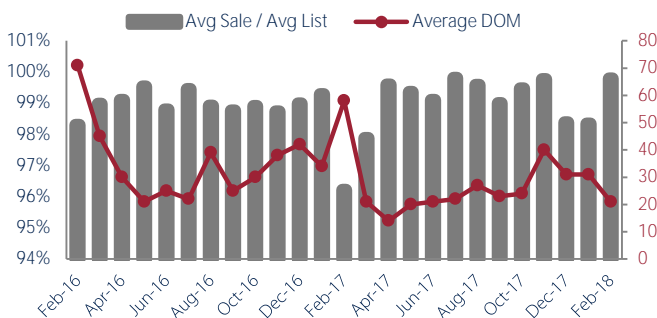
### New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Northern Centreville compared to 80 in February 2017, a decrease of 24%. There were 49 current contracts pending sale this February compared to 52 a year ago. The number of current contracts is 6% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Northern Centreville was 99.8% of the average list price, which is 3.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 58. This decrease was impacted by the limited number of sales.



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.

