



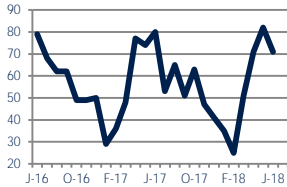
# The Long & Foster Market Minute™

## Focus On: Northern Centreville Housing Market

June 2018

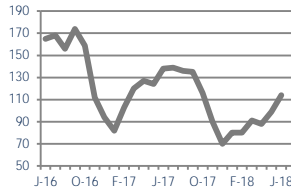
Zip Code(s): 20120

**Units Sold**  
71



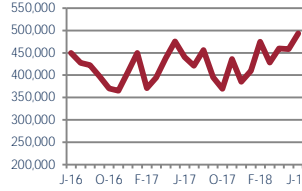
**Down -11%**  
Vs. Year Ago

**Active Inventory**  
114



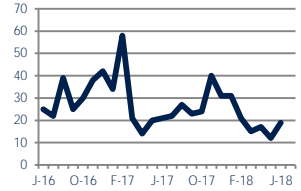
**Down -17%**  
Vs. Year Ago

**Median Sale Price**  
\$493,000



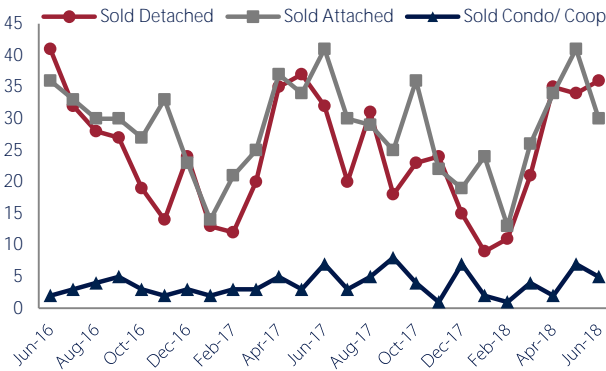
**Up 12%**  
Vs. Year Ago

**Days On Market**  
19



**Down -10%**  
Vs. Year Ago

### Units Sold\*



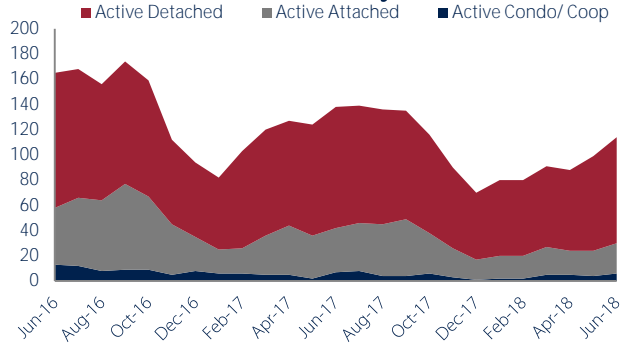
### Units Sold

There was a decrease in total units sold in June, with 71 sold this month in Northern Centreville versus 82 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2017.

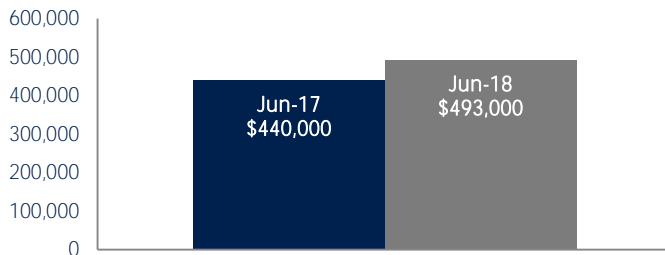
### Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 17%. The total number of active inventory this June was 114 compared to 138 in June 2017. This month's total of 114 is higher than the previous month's total supply of available inventory of 99, an increase of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Northern Centreville Homes was \$440,000. This June, the median sale price was \$493,000, an increase of 12% or \$53,000 compared to last year. The current median sold price is 8% higher than in May.

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





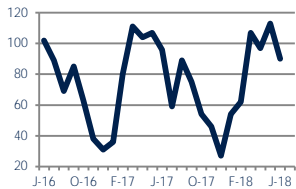
## Focus On: Northern Centreville Housing Market

June 2018

Zip Code(s): 20120

### New Listings

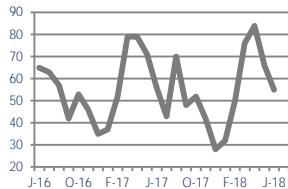
90



Down -6%  
Vs. Year Ago

### Current Contracts

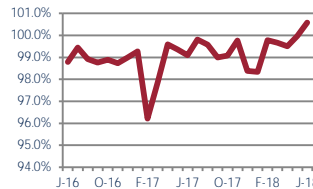
55



Down -2%  
Vs. Year Ago

### Sold Vs. List Price

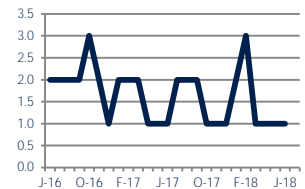
100.6%



Up 1.5%  
Vs. Year Ago

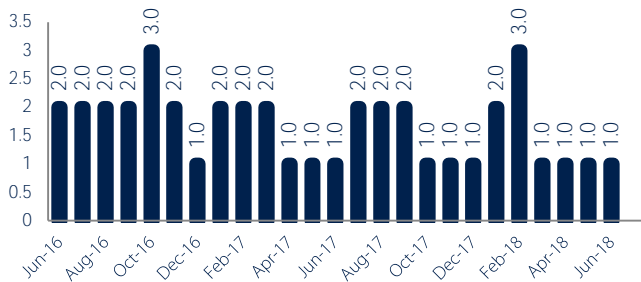
### Months of Supply

1.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

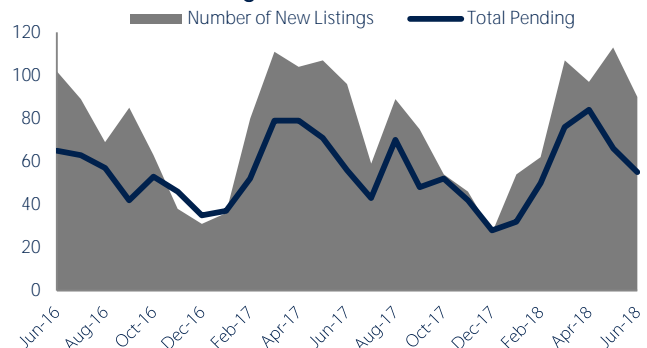
In June, there was 1.6 months of supply available in Northern Centreville, compared to 1.7 in June 2017. That is a decrease of 7% versus a year ago.

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.

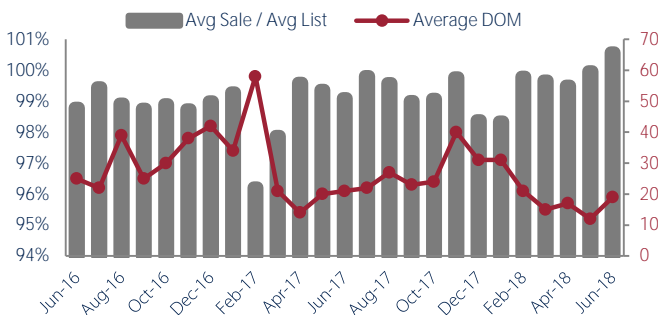
### New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Northern Centreville compared to 96 in June 2017, a decrease of 6%. There were 55 current contracts pending sale this June compared to 56 a year ago. The number of current contracts is 2% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Northern Centreville was 100.6% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 21, a decrease of 10%.



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