

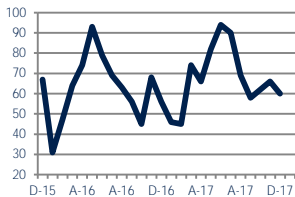
Focus On: Old Town, Parker Gray, and Eisenhower Valley Housing Market

December 2017

Zip Code(s): 22314

Units Sold

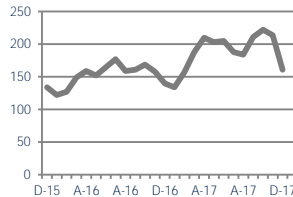
60



Up 7%
Vs. Year Ago

Active Inventory

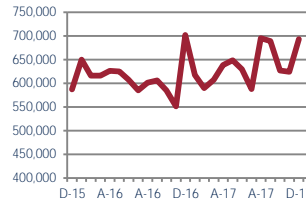
161



Up 15%
Vs. Year Ago

Median Sale Price

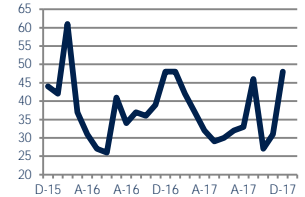
\$693,000



Down -1%
Vs. Year Ago

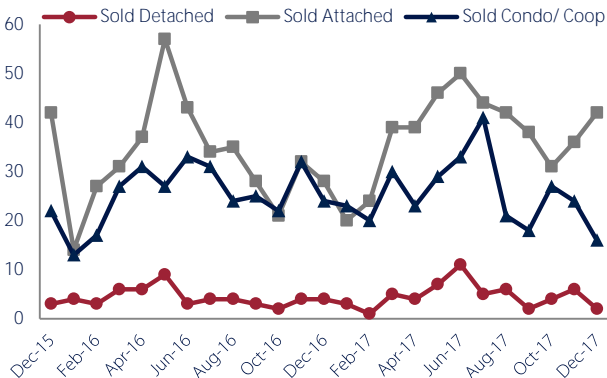
Days On Market

48



No Change
Vs. Year Ago

Units Sold*



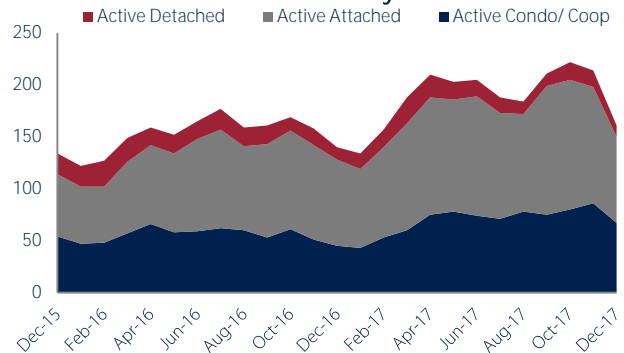
Units Sold

There was a decrease in total units sold in December, with 60 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 66 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 7% versus December 2016.

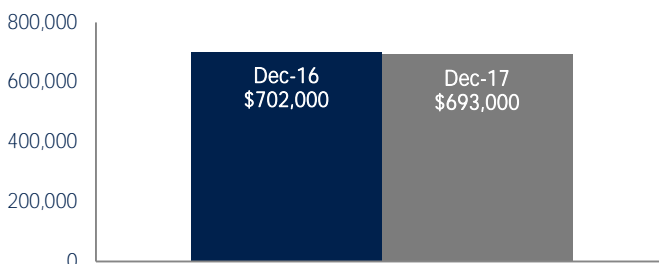
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 15%. The total number of active inventory this December was 161 compared to 140 in December 2016. This month's total of 161 is lower than the previous month's total supply of available inventory of 214, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$702,000. This December, the median sale price was \$693,000, a decrease of 1% or \$9,000 compared to last year. The current median sold price is 11% higher than in November.

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

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

*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.



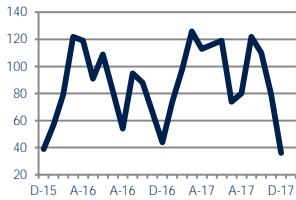
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22314

New Listings

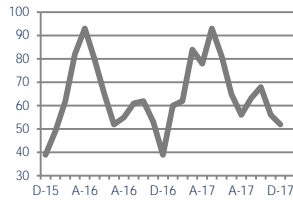
36



Down -18%
Vs. Year Ago

Current Contracts

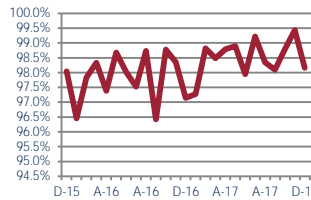
52



Up 33%
Vs. Year Ago

Sold Vs. List Price

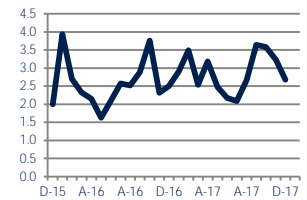
98.2%



Up 1.1%
Vs. Year Ago

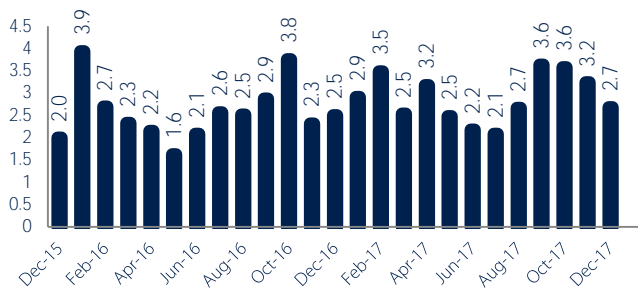
Months of Supply

2.7



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

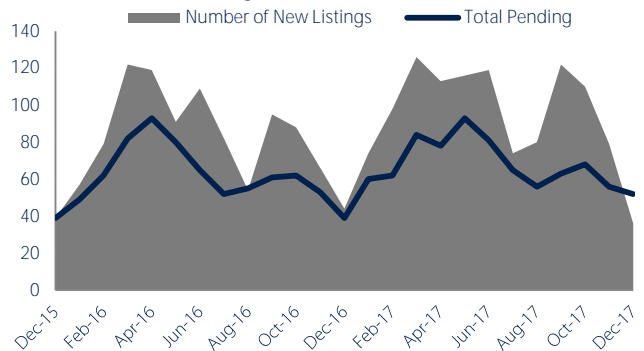
In December, there was 2.7 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 2.5 in December 2016. That is an increase of 7% versus a year ago.

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.

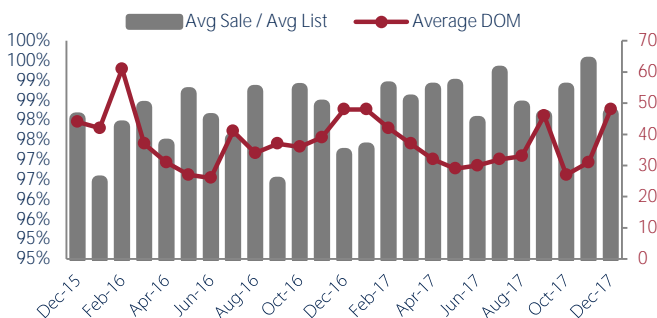
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 44 in December 2016, a decrease of 18%. There were 52 current contracts pending sale this December compared to 39 a year ago. The number of current contracts is 33% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 98.2% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, which is similar compared to a year ago.



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