



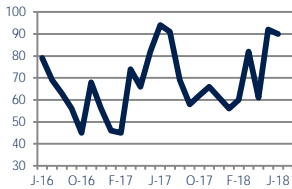
The Long & Foster Market Minute™

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

June 2018

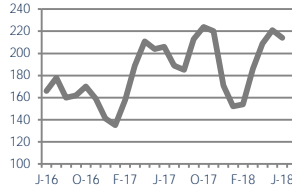
Zip Code(s): 22314

Units Sold
90



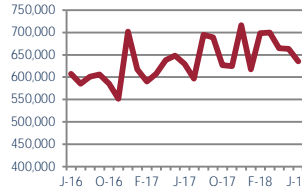
Down -4%
Vs. Year Ago

Active Inventory
214



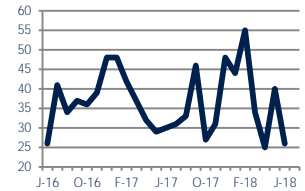
Up 4%
Vs. Year Ago

Median Sale Price
\$635,000



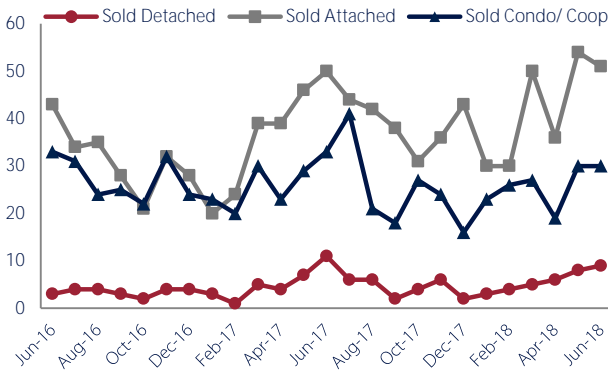
Up 1%
Vs. Year Ago

Days On Market
26



Down -13%
Vs. Year Ago

Units Sold*



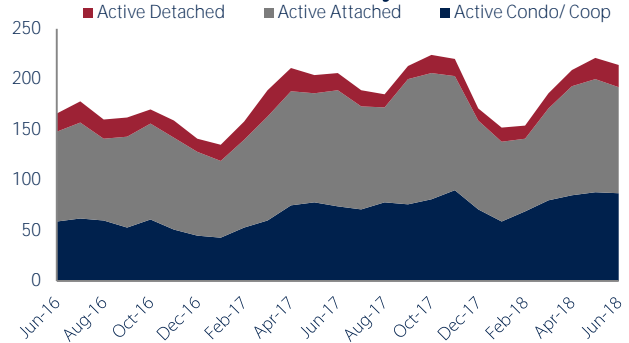
Units Sold

There was a decrease in total units sold in June, with 90 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 92 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus June 2017.

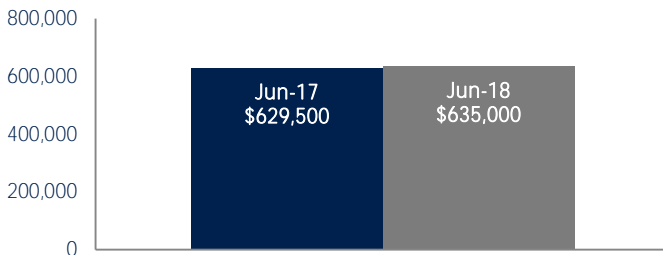
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 4%. The total number of active inventory this June was 214 compared to 206 in June 2017. This month's total of 214 is lower than the previous month's total supply of available inventory of 221, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$629,500. This June, the median sale price was \$635,000, an increase of 1% or \$5,500 compared to last year. The current median sold price is 4% lower 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.

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

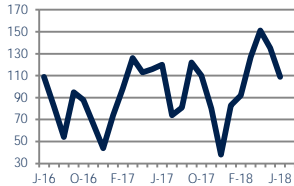




Zip Code(s): 22314

New Listings

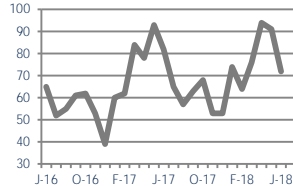
109



Down -9%
Vs. Year Ago

Current Contracts

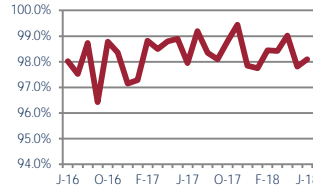
72



Down -12%
Vs. Year Ago

Sold Vs. List Price

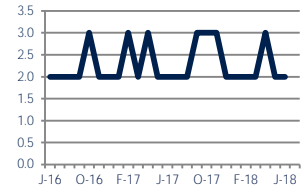
98.1%



No Change
Vs. Year Ago

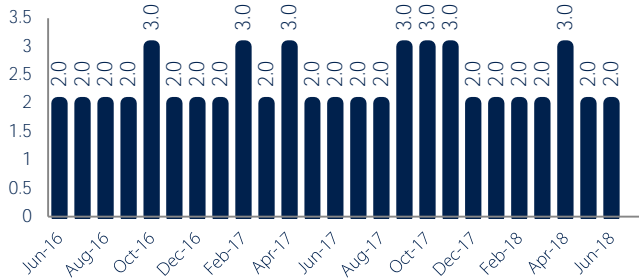
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

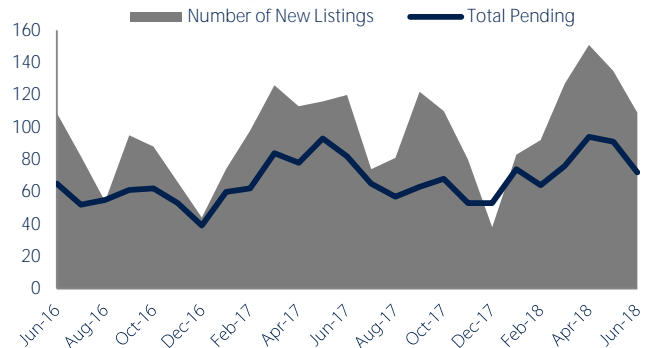
In June, there was 2.4 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 2.2 in June 2017. That is an increase of 9% versus a year ago.

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.

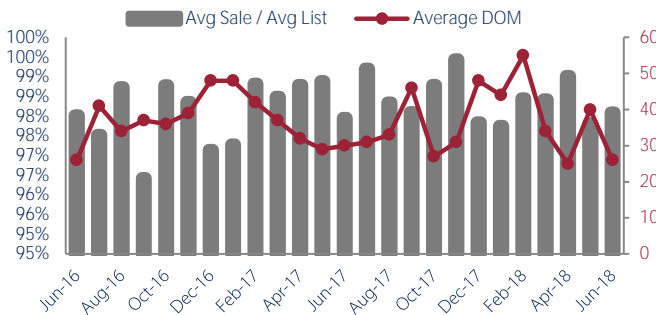
New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 120 in June 2017, a decrease of 9%. There were 72 current contracts pending sale this June compared to 82 a year ago. The number of current contracts is 12% 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 Old Town, Parker Gray, and Eisenhower Valley was 98.1% 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 26, lower than the average last year, which was 30, a decrease of 13%.



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