



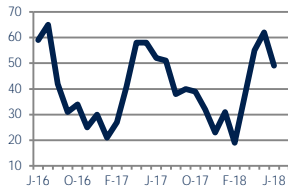
The Long & Foster Market Minute™

Focus On: Southern Centreville Housing Market

June 2018

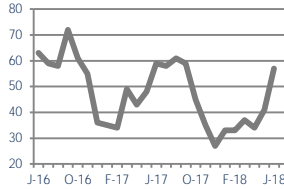
Zip Code(s): 20121

Units Sold
49



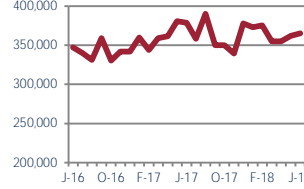
Down -6%
Vs. Year Ago

Active Inventory
57



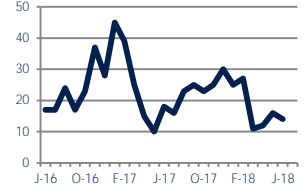
Down -3%
Vs. Year Ago

Median Sale Price
\$365,000



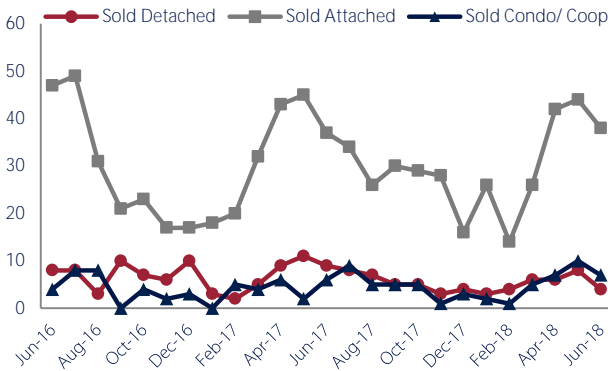
Down -4%
Vs. Year Ago

Days On Market
14



Down -22%
Vs. Year Ago

Units Sold*



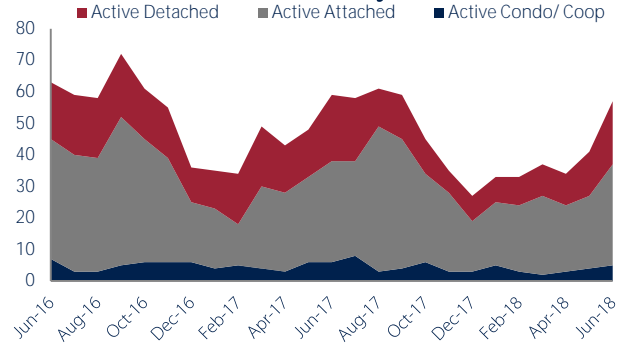
Units Sold

There was a decrease in total units sold in June, with 49 sold this month in Southern Centreville versus 62 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 6% versus June 2017.

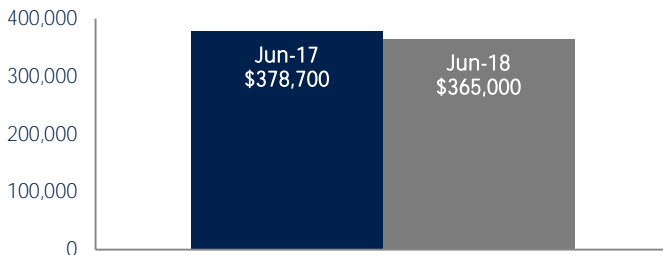
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 3%. The total number of active inventory this June was 57 compared to 59 in June 2017. This month's total of 57 is higher than the previous month's total supply of available inventory of 41, an increase of 39%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Southern Centreville Homes was \$378,700. This June, the median sale price was \$365,000, a decrease of 4% or \$13,700 compared to last year. The current median sold price is 1% 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.



Southern Centreville are defined as properties listed in zip code/s 20121.

*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.

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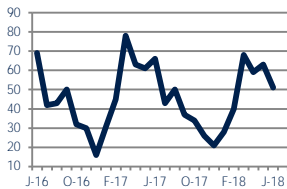
Focus On: Southern Centreville Housing Market

June 2018

Zip Code(s): 20121

New Listings

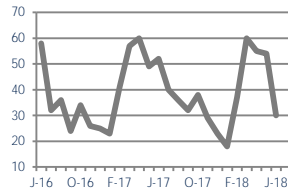
51



Down -23%
Vs. Year Ago

Current Contracts

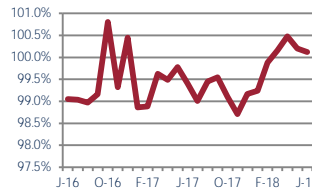
30



Down -42%
Vs. Year Ago

Sold Vs. List Price

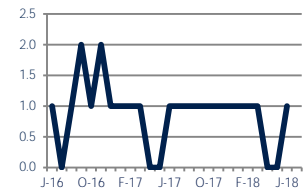
100.1%



Up 0.7%
Vs. Year Ago

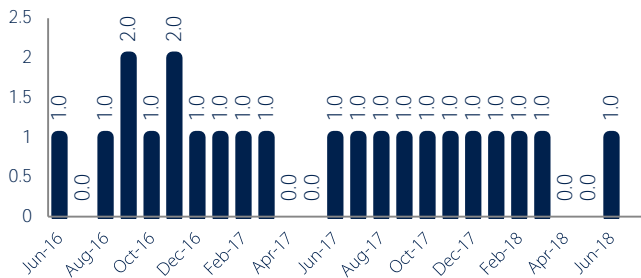
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

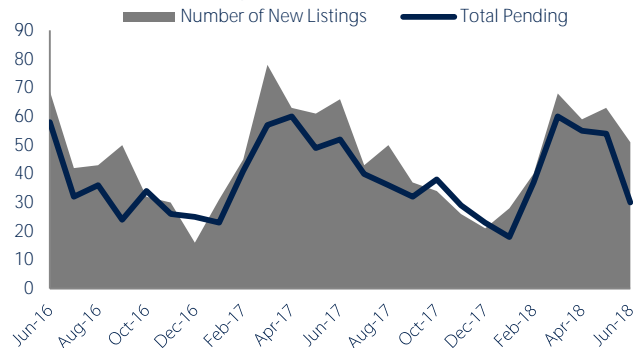
In June, there was 1.2 months of supply available in Southern Centreville. The amount of supply is similar compared to a year ago.

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.

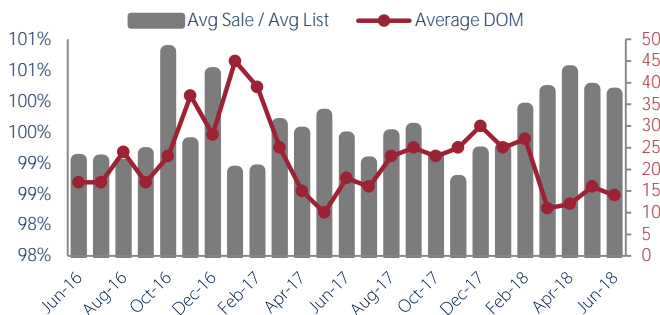
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Southern Centreville compared to 66 in June 2017, a decrease of 23%. There were 30 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 42% 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 Southern Centreville was 100.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 18, a decrease of 22%.



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