



The Long & Foster Market Minute™

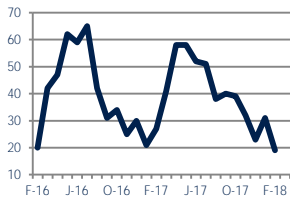
Focus On: Southern Centreville Housing Market

February 2018

Zip Code(s): 20121

Units Sold

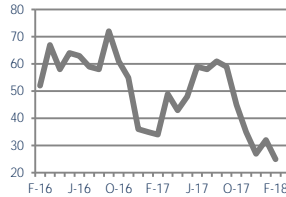
19



Down
Vs. Year Ago

Active Inventory

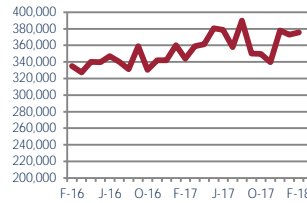
25



Down -26%
Vs. Year Ago

Median Sale Price

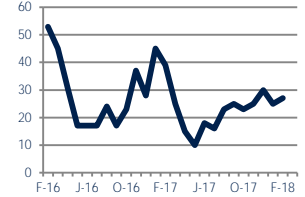
\$375,500



Up 9%
Vs. Year Ago

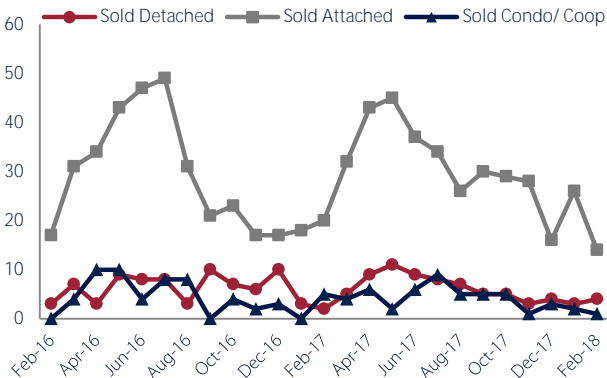
Days On Market

27



Down -31%
Vs. Year Ago

Units Sold*



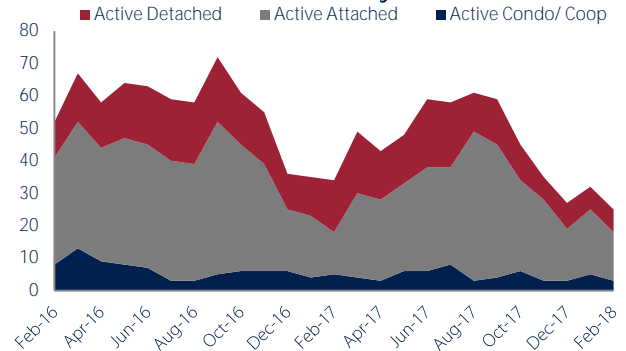
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 19 sold this month in Southern Centreville. This month's total units sold was lower than at this time last year, a decrease from February 2017.

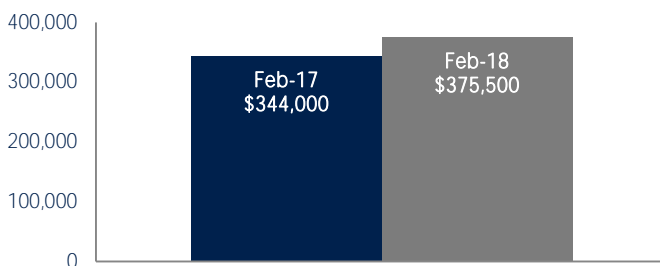
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 26%. The total number of active inventory this February was 25 compared to 34 in February 2017. This month's total of 25 is lower than the previous month's total supply of available inventory of 32, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Southern Centreville Homes was \$344,000. This February, the median sale price was \$375,500, an increase of 9% or \$31,500 compared to last year. The current median sold price is 1% 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.

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.



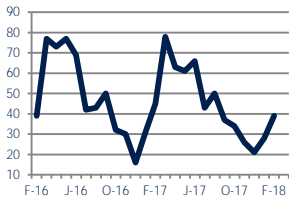
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20121

New Listings

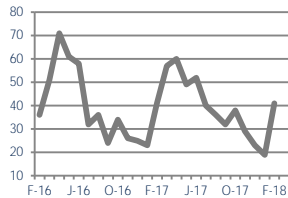
39



Down -13%
Vs. Year Ago

Current Contracts

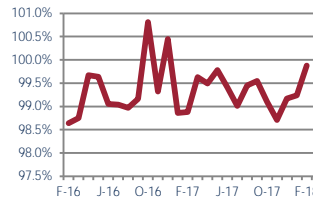
41



No Change
Vs. Year Ago

Sold Vs. List Price

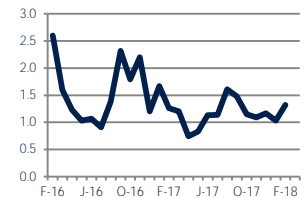
99.9%



Up 1%
Vs. Year Ago

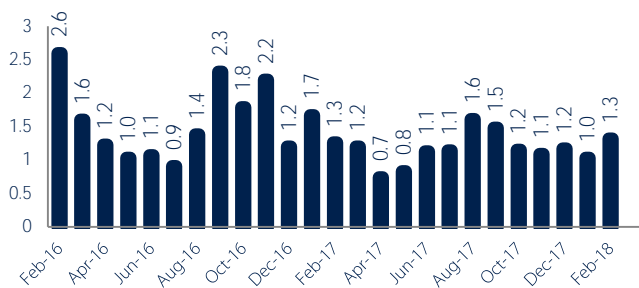
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

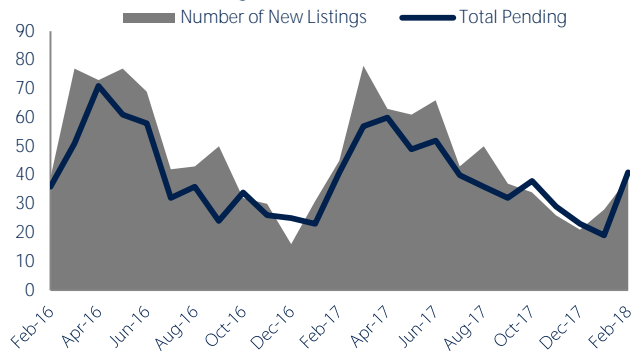
In February, there was 1.3 months of supply available in Southern Centreville. The amount of supply is similar compared to a year ago.

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.

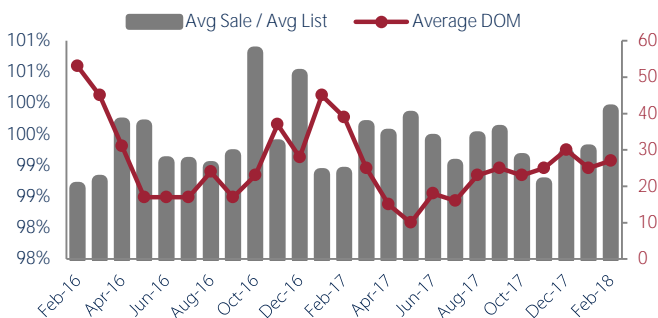
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Southern Centreville compared to 45 in February 2017, a decrease of 13%. There were 41 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 116% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Southern Centreville was 99.9% 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 27, lower than the average last year, which was 39, a decrease of 31%.



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