



The Long & Foster Market Minute™

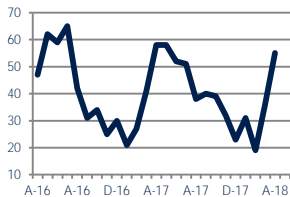
Focus On: Southern Centreville Housing Market

April 2018

Zip Code(s): 20121

Units Sold

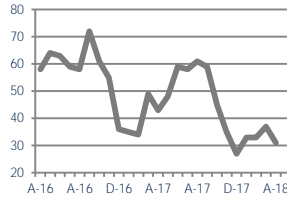
55



Down -5%
Vs. Year Ago

Active Inventory

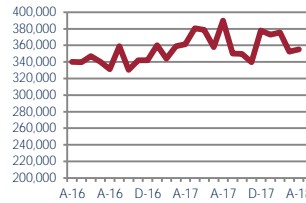
31



Down -28%
Vs. Year Ago

Median Sale Price

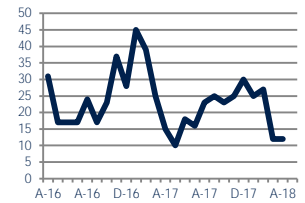
\$355,000



Down -2%
Vs. Year Ago

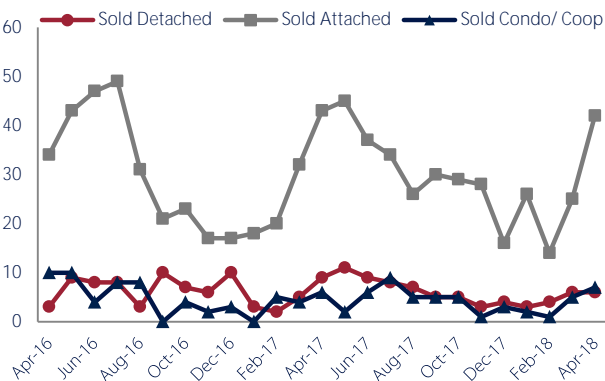
Days On Market

12



Down -20%
Vs. Year Ago

Units Sold*



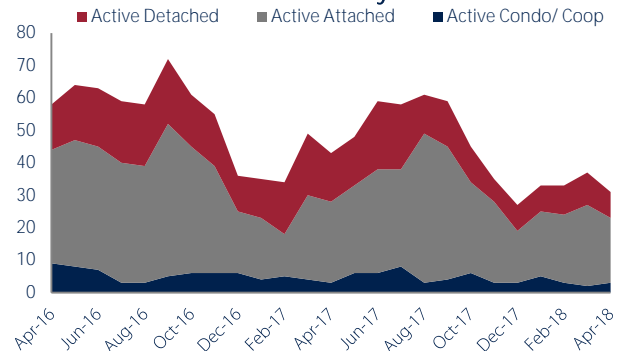
Units Sold

There was an increase in total units sold in April, with 55 sold this month in Southern Centreville. This month's total units sold was lower than at this time last year.

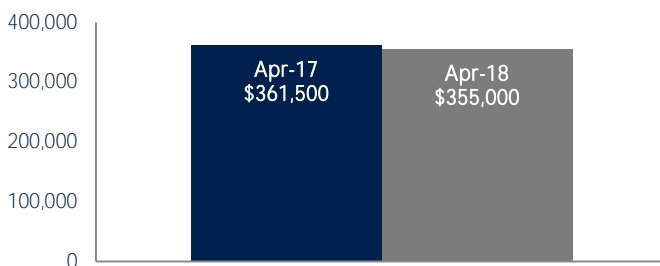
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 28%. The total number of active inventory this April was 31 compared to 43 in April 2017. This month's total of 31 is lower than the previous month's total supply of available inventory of 37, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southern Centreville Homes was \$361,500. This April, the median sale price was \$355,000, a decrease of 2% or \$6,500 compared to last year. The current median sold price is 1% higher than in March.

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.



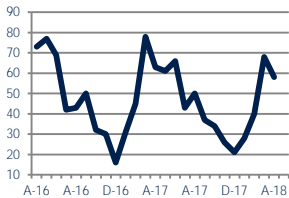
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April 2018

Zip Code(s): 20121

New Listings

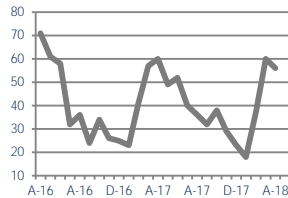
58



Down -8%
Vs. Year Ago

Current Contracts

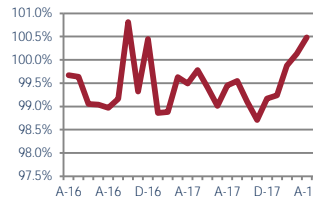
56



Down -7%
Vs. Year Ago

Sold Vs. List Price

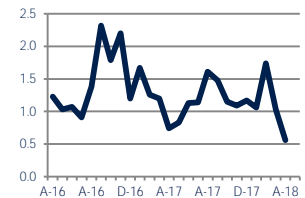
100.5%



Up 1%
Vs. Year Ago

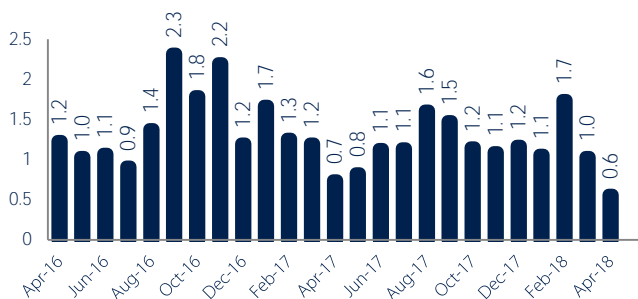
Months of Supply

0.6



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

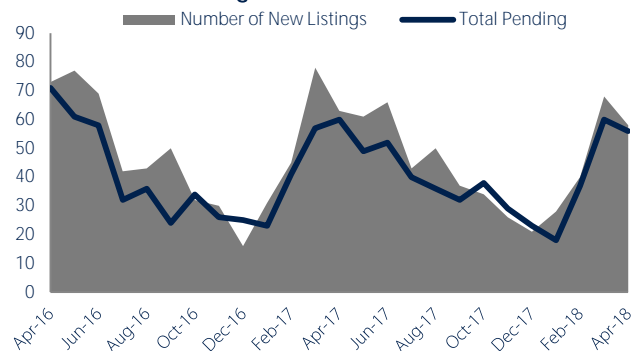
In April, there was 0.6 months of supply available in Southern Centreville, compared to 0.7 in April 2017. That is a decrease of 24% versus a year ago.

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.

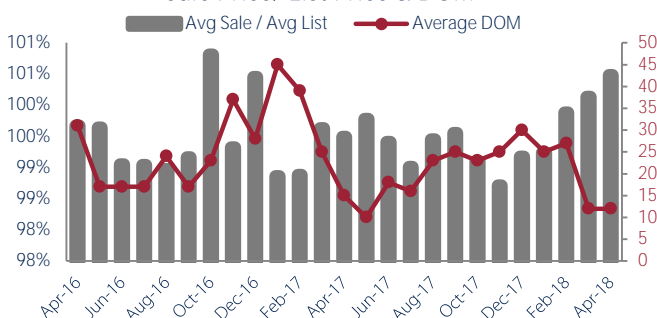
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Southern Centreville compared to 63 in April 2017, a decrease of 8%. There were 56 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Southern Centreville was 100.5% 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 12, lower than the average last year, which was 15, a decrease of 20%.



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