



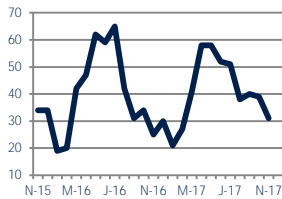
Focus On: Southern Centreville Housing Market

November 2017

Zip Code(s): 20121

Units Sold

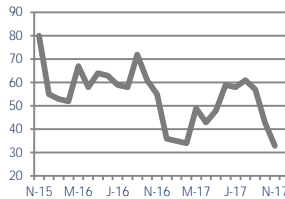
31



Up 24%
Vs. Year Ago

Active Inventory

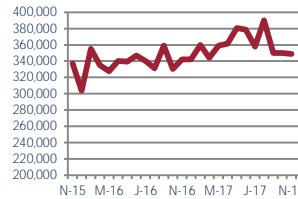
33



Down -40%
Vs. Year Ago

Median Sale Price

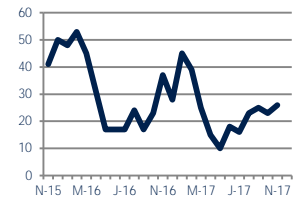
\$349,000



Up 2%
Vs. Year Ago

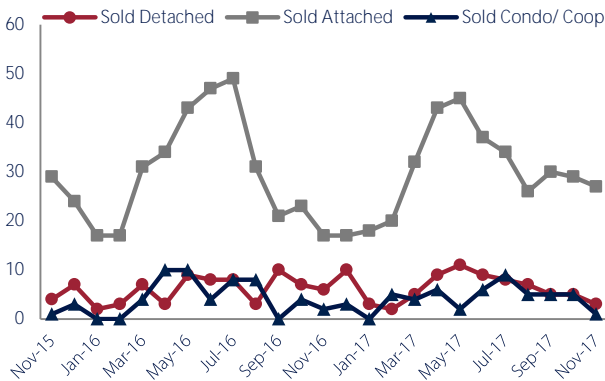
Days On Market

26



Down -30%
Vs. Year Ago

Units Sold*



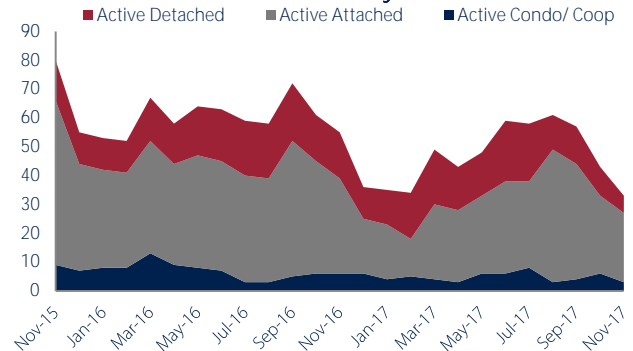
Units Sold

There was a decrease in total units sold in November, with 31 sold this month in Southern Centreville versus 39 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 24% versus November 2016.

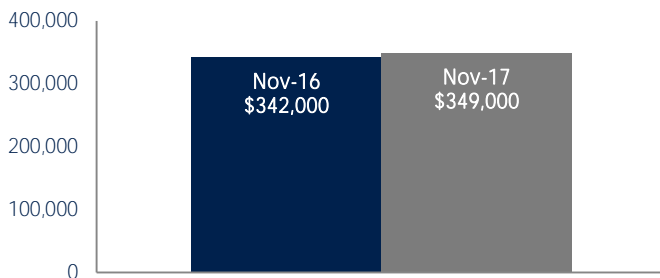
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 40%. The total number of active inventory this November was 33 compared to 55 in November 2016. This month's total of 33 is lower than the previous month's total supply of available inventory of 43, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Southern Centreville Homes was \$342,000. This November, the median sale price was \$349,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is approximately the same as the median price in October.

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



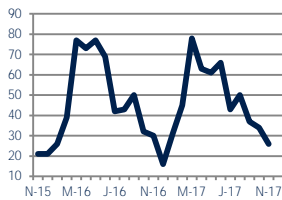
Focus On: Southern Centreville Housing Market

November 2017

Zip Code(s): 20121

New Listings

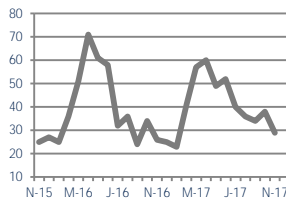
26



Down -13%
Vs. Year Ago

Current Contracts

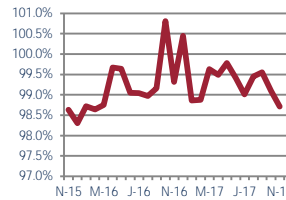
29



Up 12%
Vs. Year Ago

Sold Vs. List Price

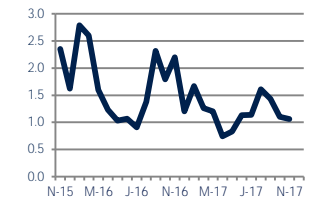
98.7%



Down -0.6%
Vs. Year Ago

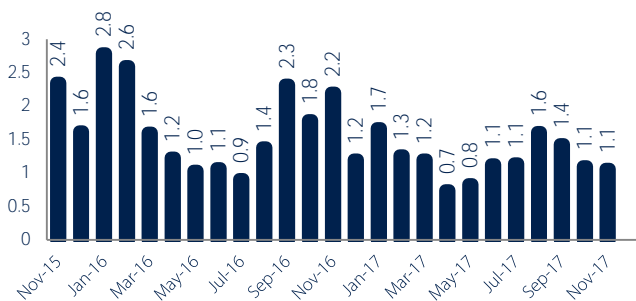
Months of Supply

1.1



Down -52%
Vs. Year Ago

Months Of Supply



Months of Supply

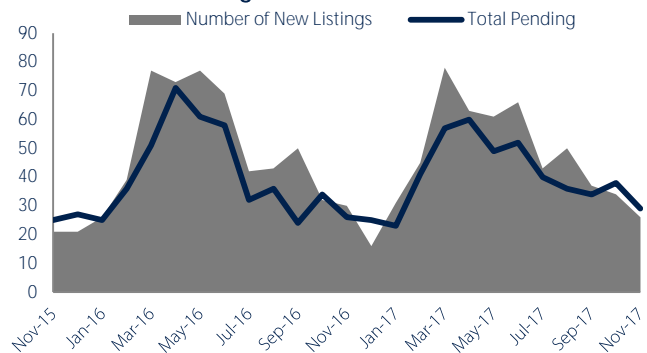
In November, there was 1.1 months of supply available in Southern Centreville, compared to 2.2 in November 2016. That is a decrease of 52% versus a year ago.

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.

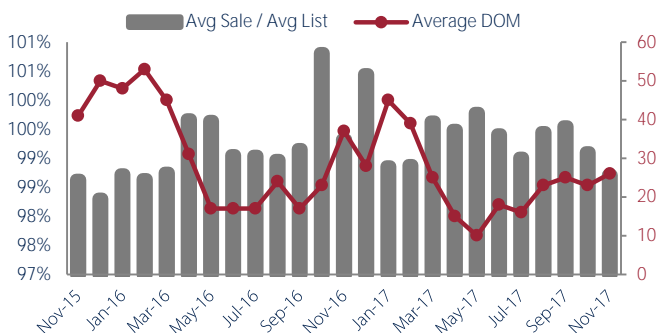
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Southern Centreville compared to 30 in November 2016, a decrease of 13%. There were 29 current contracts pending sale this November compared to 26 a year ago. The number of current contracts is 12% higher than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Southern Centreville was 98.7% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 37, a decrease of 30%.