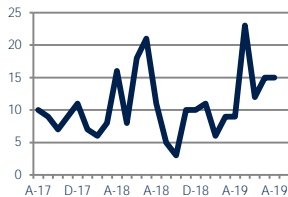




Zip Code(s): 22172

Units Sold

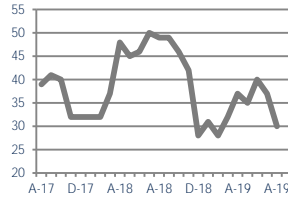
15



Up 36%
Vs. Year Ago

Active Inventory

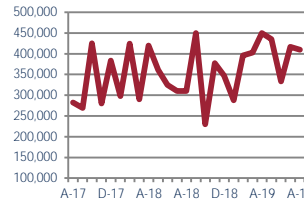
30



Down -39%
Vs. Year Ago

Median Sale Price

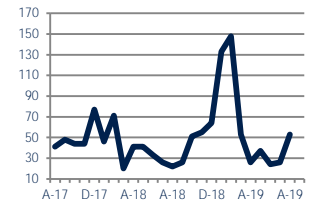
\$410,000



Up
Vs. Year Ago

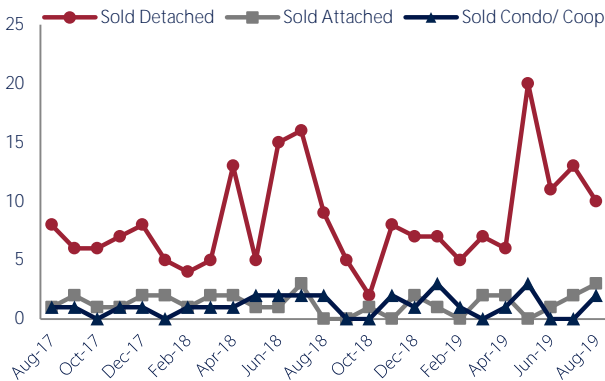
Days On Market

53



Up
Vs. Year Ago

Units Sold*



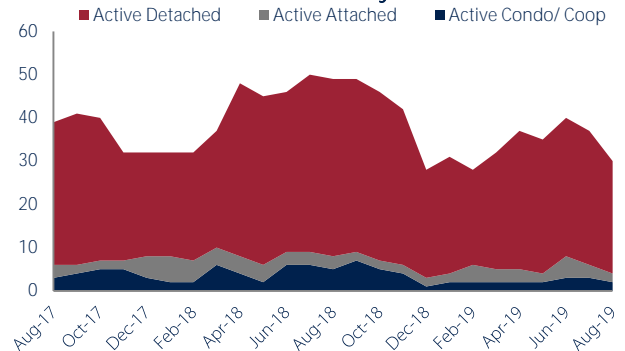
Units Sold

The number of units sold remained stable in August, with 15 sold this month in Triangle. This month's total units sold was higher than at this time last year, an increase of 36% versus August 2018.

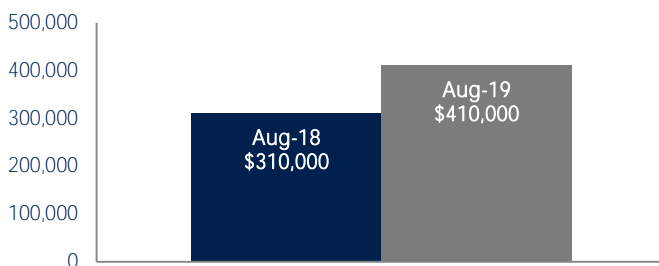
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 39%. The total number of active inventory this August was 30 compared to 49 in August 2018. This month's total of 30 is lower than the previous month's total supply of available inventory of 37, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last August, the median sale price for Triangle Homes was \$310,000. This August, the median sale price was \$410,000, an increase of \$100,000 compared to last year. The current median sold price is lower than in July.

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

Triangle are defined as properties listed in zip code/s 22172.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



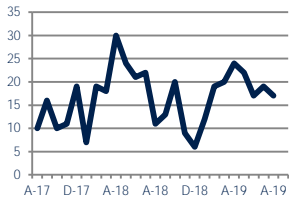
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22172

New Listings

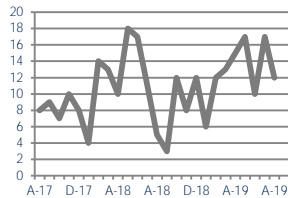
17



Up 55%
Vs. Year Ago

Current Contracts

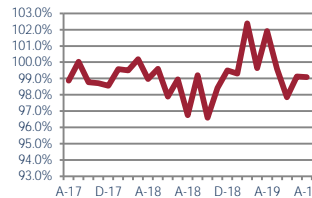
12



Up 140%
Vs. Year Ago

Sold Vs. List Price

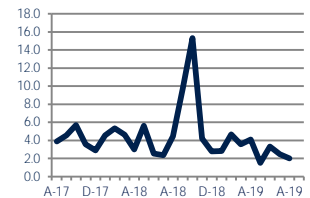
99.1%



Up 2.4%
Vs. Year Ago

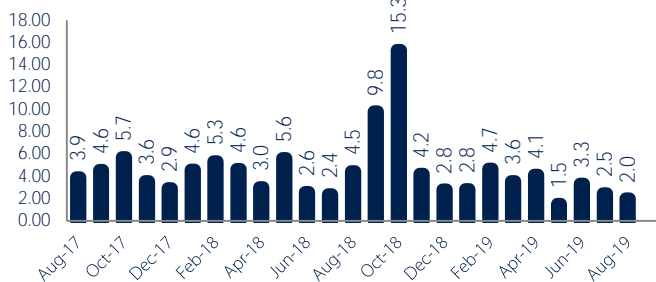
Months of Supply

2.0



Down -55%
Vs. Year Ago

Months Of Supply



Months of Supply

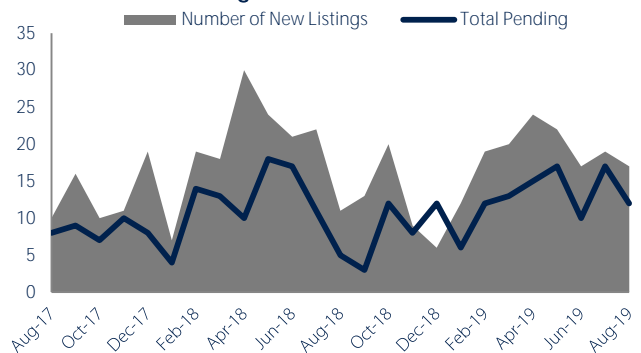
In August, there was 2.0 months of supply available in Triangle, compared to 4.5 in August 2018. That is a decrease of 55% versus a year ago.

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.

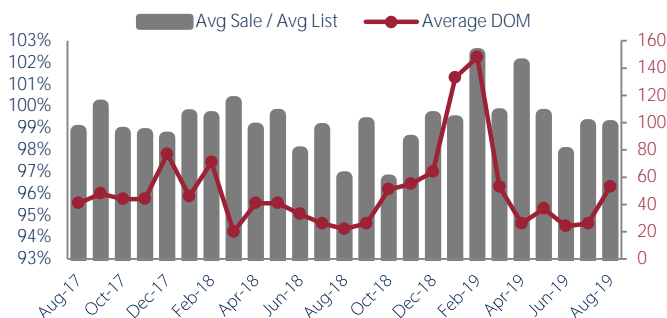
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Triangle compared to 11 in August 2018, an increase of 55%. There were 12 current contracts pending sale this August compared to 5 a year ago. The number of current contracts is 140% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Triangle was 99.1% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 22. This increase was impacted by the limited number of sales.



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