



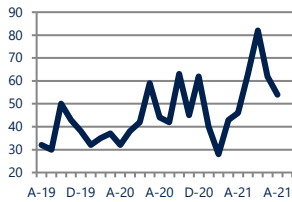
Focus On: Spring Valley and Wesley Heights Housing Market

August 2021

Zip Code(s): 20016

Units Sold

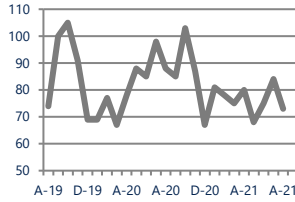
54



Up 23%
Vs. Year Ago

Active Inventory

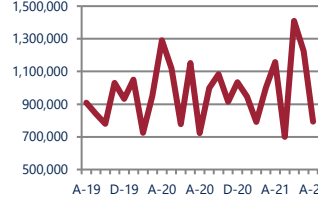
73



Down -17%
Vs. Year Ago

Median Sale Price

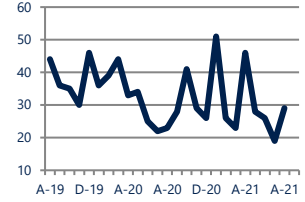
\$792,500



Up 10%
Vs. Year Ago

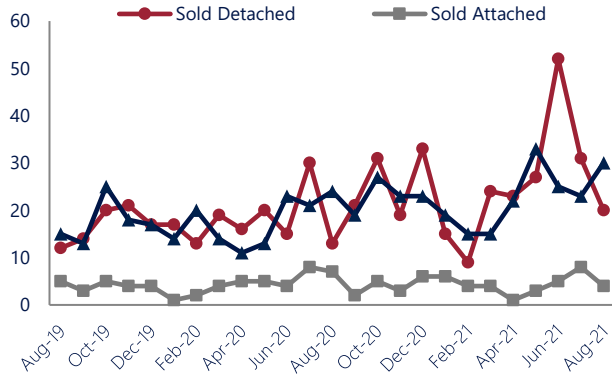
Days On Market

29



Up 26%
Vs. Year Ago

Units Sold*



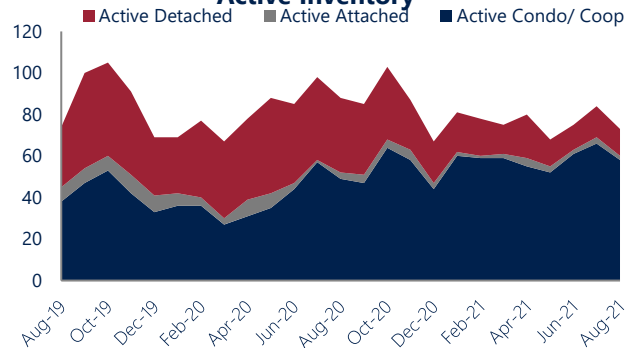
Units Sold

There was a decrease in total units sold in August, with 54 sold this month in Spring Valley and Wesley Heights versus 62 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 23% versus August 2020.

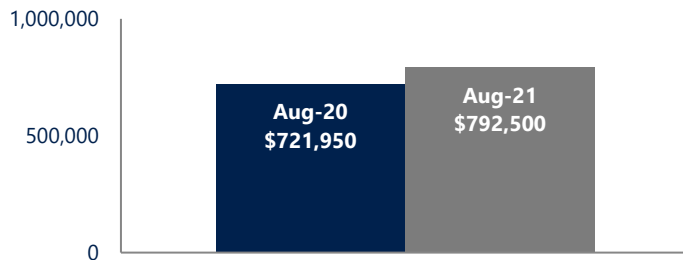
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 17%. The total number of active inventory this August was 73 compared to 88 in August 2020. This month's total of 73 is lower than the previous month's total supply of available inventory of 84, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Spring Valley and Wesley Heights Homes was \$721,950. This August, the median sale price was \$792,500, an increase of \$70,550 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.



Spring Valley and Wesley Heights is defined as properties in zip code 20016 and includes, but is not limited to these neighborhoods: Spring Valley, Wesley Heights, and AU Park.

*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.





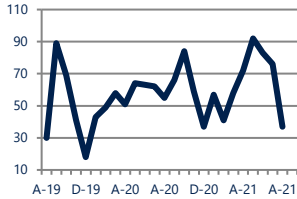
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New Listings

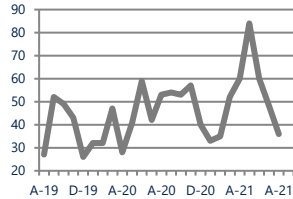
37



Down -33%
Vs. Year Ago

Current Contracts

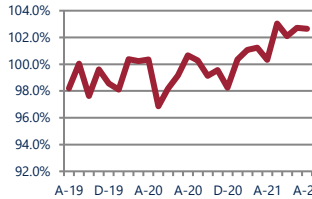
36



Down -32%
Vs. Year Ago

Sold Vs. List Price

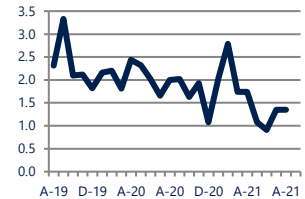
102.7%



Up 2%
Vs. Year Ago

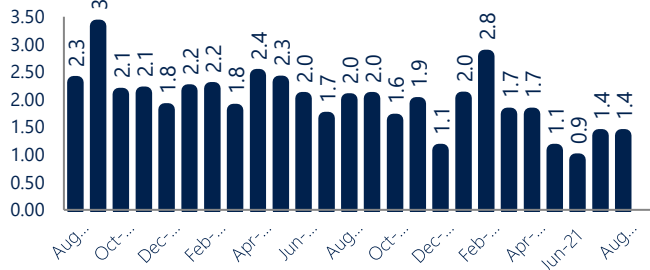
Months of Supply

1.4



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

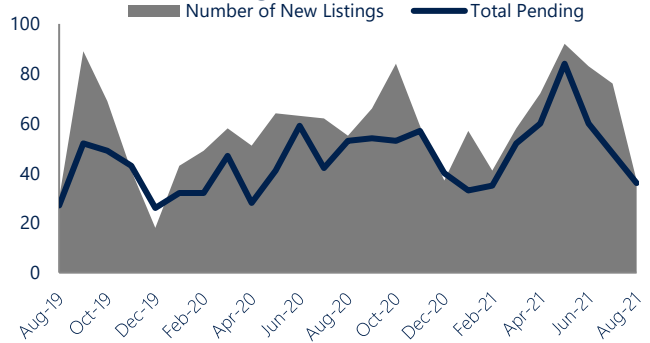
In August, there was 1.4 months of supply available in Spring Valley and Wesley Heights, compared to 2.0 in August 2020. That is a decrease of 32% versus a year ago.

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.

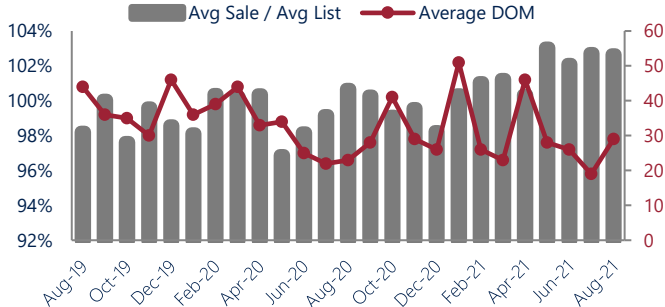
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Spring Valley and Wesley Heights compared to 55 in August 2020, a decrease of 33%. There were 36 current contracts pending sale this August compared to 53 a year ago. The number of current contracts is 32% lower 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 Spring Valley and Wesley Heights was 102.7% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 23, an increase of 26%.



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