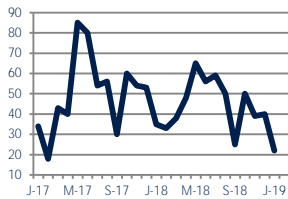


Zip Code(s): 20016

Units Sold

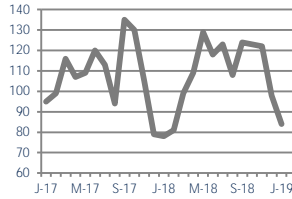
22



Down
Vs. Year Ago

Active Inventory

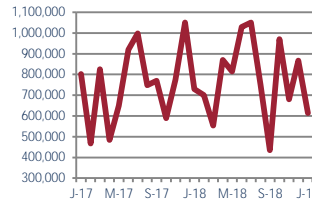
84



Up 8%
Vs. Year Ago

Median Sale Price

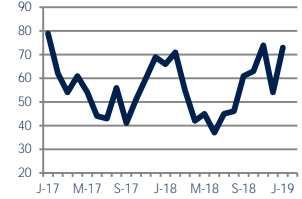
\$614,500



Down
Vs. Year Ago

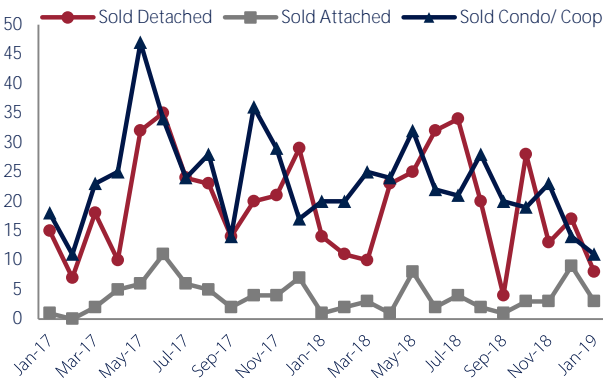
Days On Market

73



Up 11%
Vs. Year Ago

Units Sold*



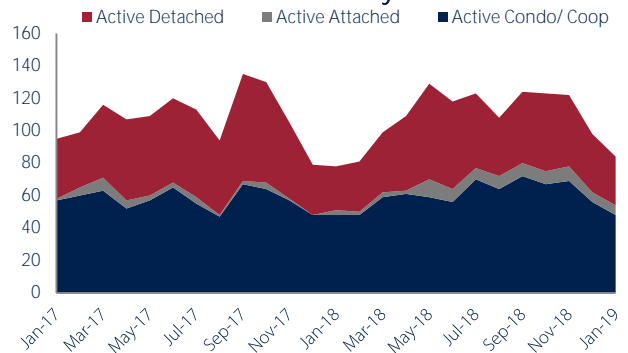
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 22 sold this month in Spring Valley and Wesley Heights. This month's total units sold was lower than at this time last year, a decrease from January 2018.

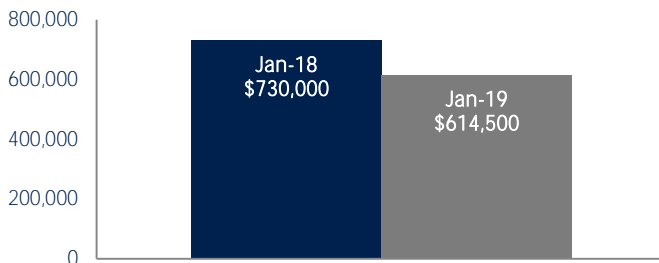
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 8%. The total number of active inventory this January was 84 compared to 78 in January 2018. This month's total of 84 is lower than the previous month's total supply of available inventory of 98, a decrease of 14%.

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 January, the median sale price for Spring Valley and Wesley Heights Homes was \$730,000. This January, the median sale price was \$614,500, a decrease of \$115,500 compared to last year. The current median sold price is lower than in December.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



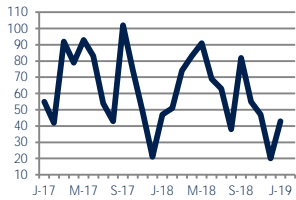
Focus On: Spring Valley and Wesley Heights Housing Market

January 2019

Zip Code(s): 20016

New Listings

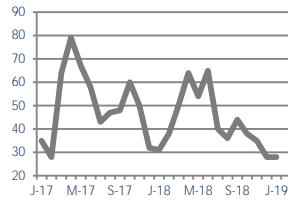
43



Down -9%
Vs. Year Ago

Current Contracts

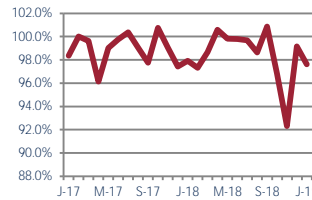
28



Down -10%
Vs. Year Ago

Sold Vs. List Price

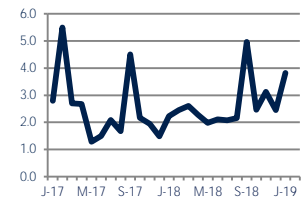
97.6%



No Change
Vs. Year Ago

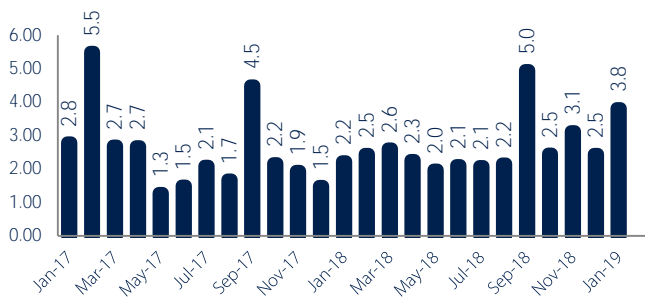
Months of Supply

3.8



Up 71%
Vs. Year Ago

Months Of Supply



Months of Supply

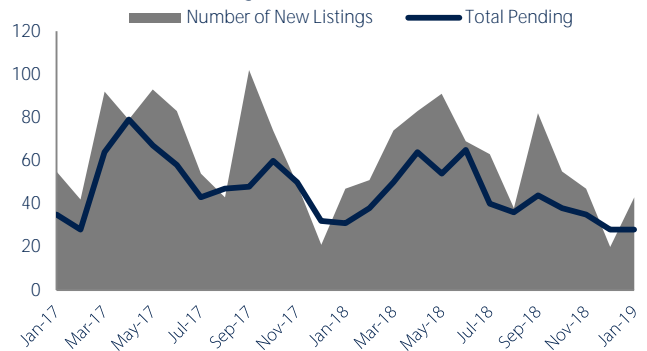
In January, there was 3.8 months of supply available in Spring Valley and Wesley Heights, compared to 2.2 in January 2018. That is an increase of 71% versus a year ago.

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.

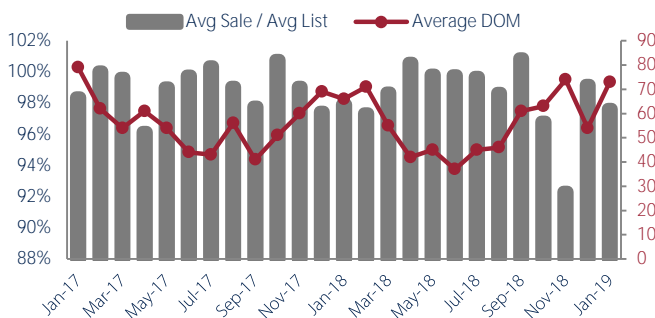
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Spring Valley and Wesley Heights compared to 47 in January 2018, a decrease of 9%. There were 28 current contracts pending sale this January compared to 31 a year ago. The number of current contracts remained stable as compared to last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Spring Valley and Wesley Heights was 97.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 66, an increase of 11%.



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.

