

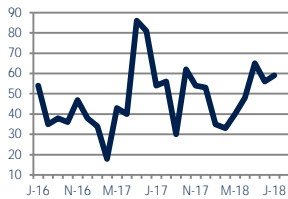
## Focus On: Spring Valley and Wesley Heights Housing Market

July 2018

Zip Code(s): 20016

### Units Sold

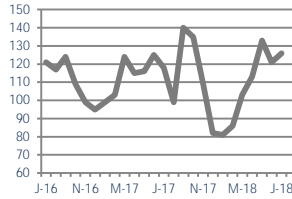
59



Up 9%  
Vs. Year Ago

### Active Inventory

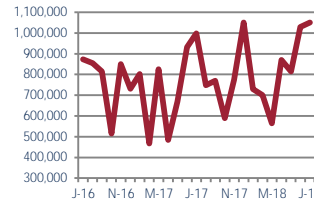
126



Up 7%  
Vs. Year Ago

### Median Sale Price

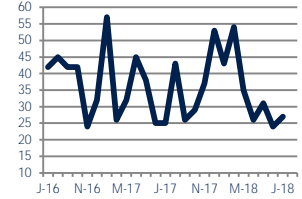
\$1,050,000



Up 5%  
Vs. Year Ago

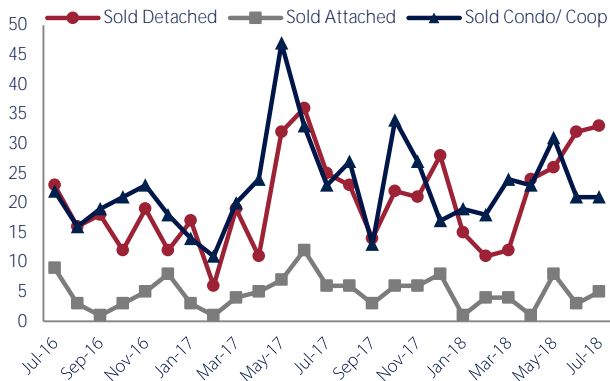
### Days On Market

27



Up 8%  
Vs. Year Ago

### Units Sold\*



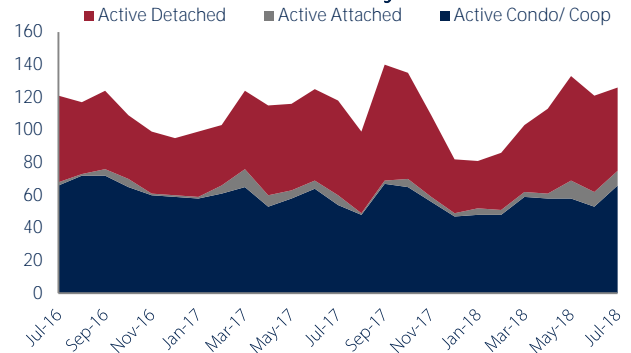
### Units Sold

There was an increase in total units sold in July, with 59 sold this month in Spring Valley and Wesley Heights versus 56 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 7%. The total number of active inventory this July was 126 compared to 118 in July 2017. This month's total of 126 is higher than the previous month's total supply of available inventory of 121, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Spring Valley and Wesley Heights Homes was \$998,250. This July, the median sale price was \$1,050,000, an increase of 5% or \$51,750 compared to last year. The current median sold price is 2% higher than in June.

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 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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



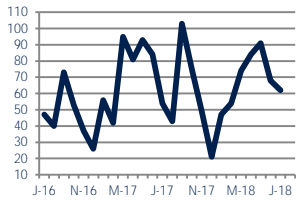
## Focus On: Spring Valley and Wesley Heights Housing Market

July 2018

Zip Code(s): 20016

### New Listings

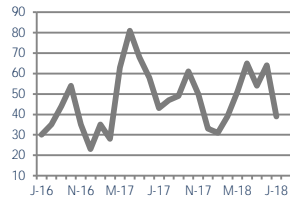
62



Up 15%  
Vs. Year Ago

### Current Contracts

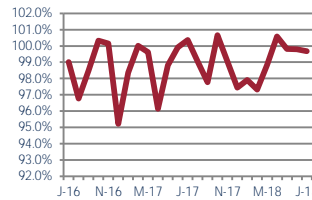
39



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

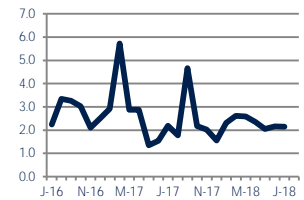
99.7%



Down -0.7%  
Vs. Year Ago

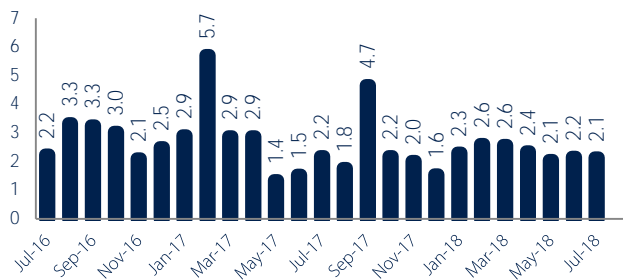
### Months of Supply

2.1



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

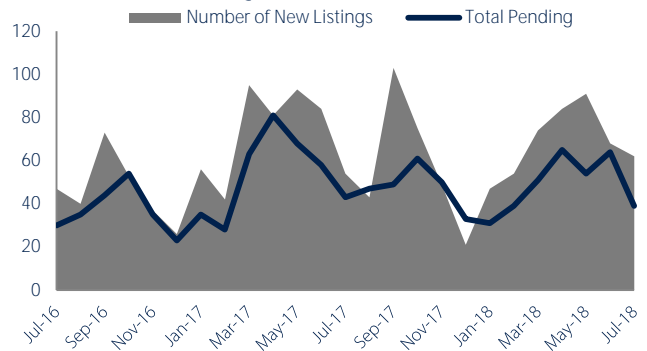
In July, there was 2.1 months of supply available in Spring Valley and Wesley Heights. The amount of supply is similar compared to a year ago.

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.

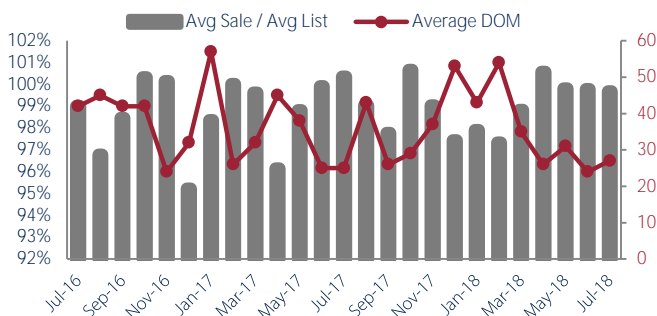
### New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Spring Valley and Wesley Heights compared to 54 in July 2017, an increase of 15%. There were 39 current contracts pending sale this July compared to 43 a year ago. The number of current contracts is 9% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Spring Valley and Wesley Heights was 99.7% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 25, an increase of 8%.



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