

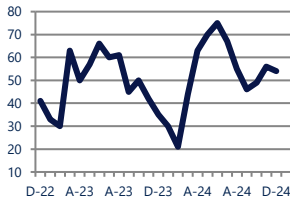
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CENTREVILLE HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20120 and 20121

Units Sold

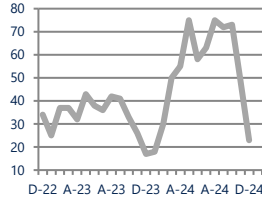
54



Up
Vs. Year Ago

Active Inventory

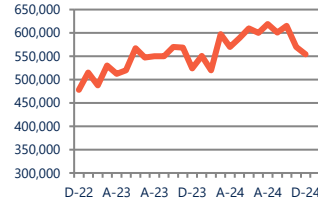
23



Up 35%
Vs. Year Ago

Median Sale Price

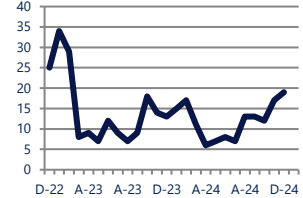
\$554,500



Up 6%
Vs. Year Ago

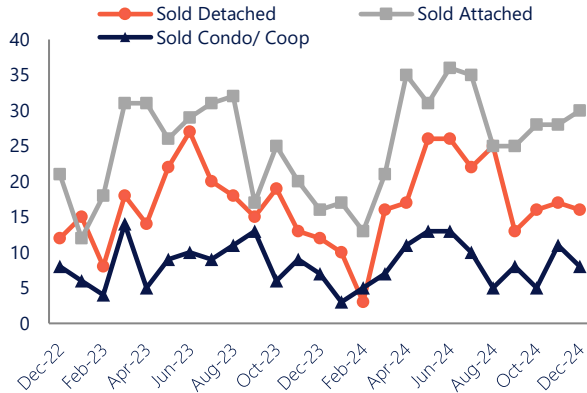
Days On Market

19



Up 46%
Vs. Year Ago

Units Sold*



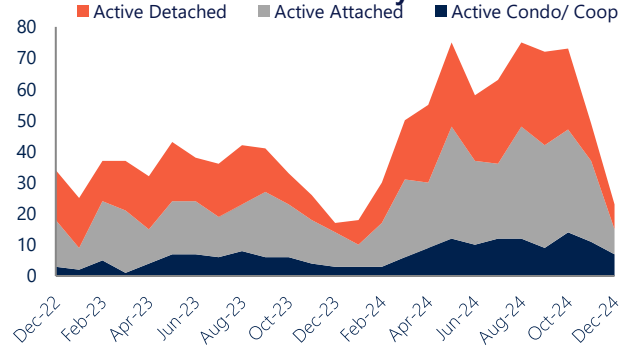
Units Sold

There was a decrease in total units sold in December, with 54 sold this month in Centreville. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 35%. The total number of active inventory this December was 23 compared to 17 in December 2023. This month's total of 23 is lower than the previous month's total supply of available inventory of 49, a decrease of 53%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Centreville Homes was \$524,000. This December, the median sale price was \$554,500, an increase of 6% or \$30,500 compared to last year. The current median sold price is 3% lower than in November.

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

Centreville are defined as properties listed in zip code/s 20120 and 20121.

*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.

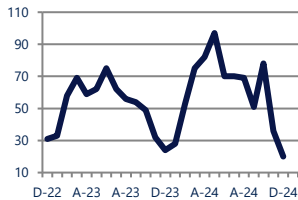
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CENTREVILLE HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20120 and 20121

New Listings

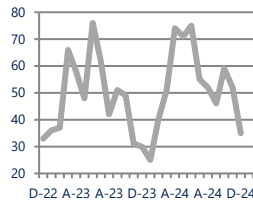
20



Down -17%
Vs. Year Ago

Current Contracts

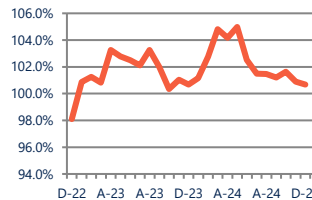
35



Up 17%
Vs. Year Ago

Sold Vs. List Price

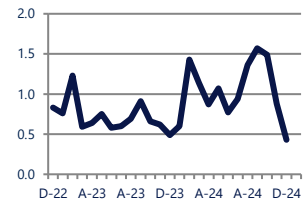
100.7%



No Change
Vs. Year Ago

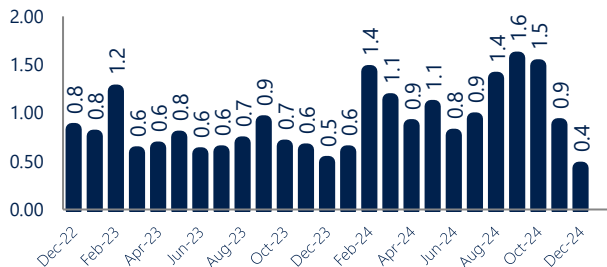
Months of Supply

0.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

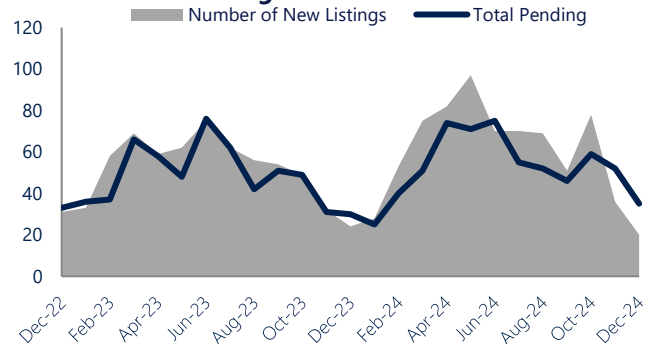
In December, there was 0.4 months of supply available in Centreville. The amount of supply is similar compared to a year ago.

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.

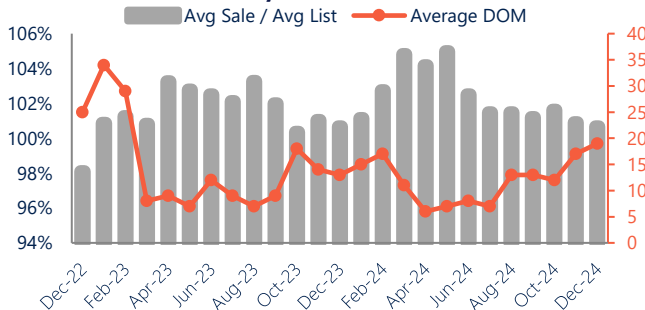
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Centreville compared to 24 in December 2023, a decrease of 17%. There were 35 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 17% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Centreville was 100.7% 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 19, higher than the average last year, which was 13, an increase of 46%.

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