

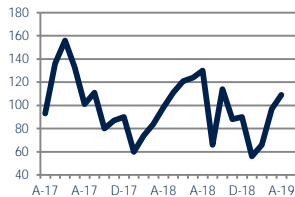
Focus On: Dale City Housing Market

April 2019

Zip Code(s): 22193

Units Sold

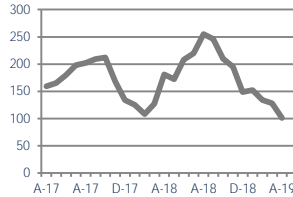
109



Up 11%
Vs. Year Ago

Active Inventory

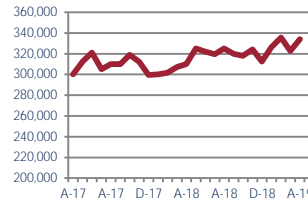
101



Down -44%
Vs. Year Ago

Median Sale Price

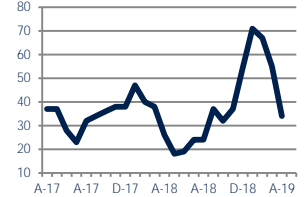
\$334,000



Up 8%
Vs. Year Ago

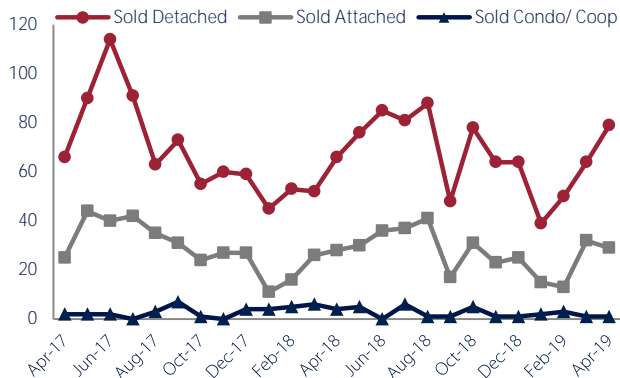
Days On Market

34



Up 31%
Vs. Year Ago

Units Sold*



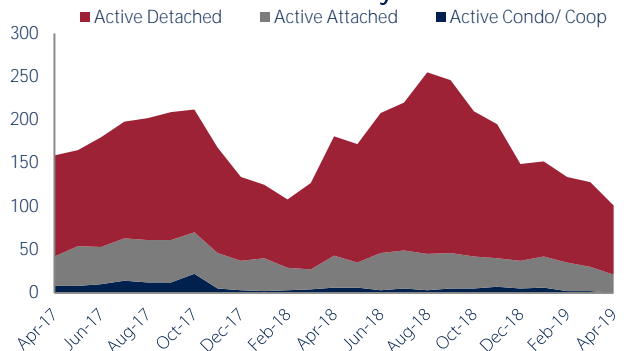
Units Sold

There was an increase in total units sold in April, with 109 sold this month in Dale City versus 97 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 44%. The total number of active inventory this April was 101 compared to 181 in April 2018. This month's total of 101 is lower than the previous month's total supply of available inventory of 128, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Dale City Homes was \$309,950. This April, the median sale price was \$334,000, an increase of 8% or \$24,050 compared to last year. The current median sold price is 4% higher than in March.

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

Dale City are defined as properties listed in zip code/s 22193.

*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



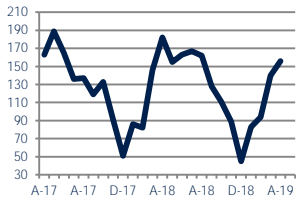
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April 2019

Zip Code(s): 22193

New Listings

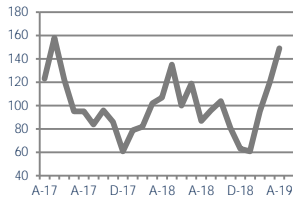
156



Down -14%
Vs. Year Ago

Current Contracts

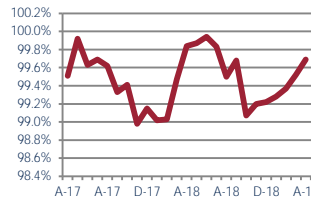
149



Up 39%
Vs. Year Ago

Sold Vs. List Price

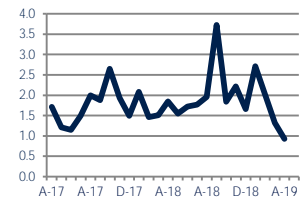
99.7%



No Change
Vs. Year Ago

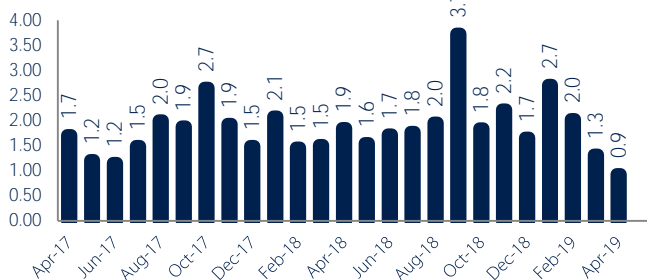
Months of Supply

0.9



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

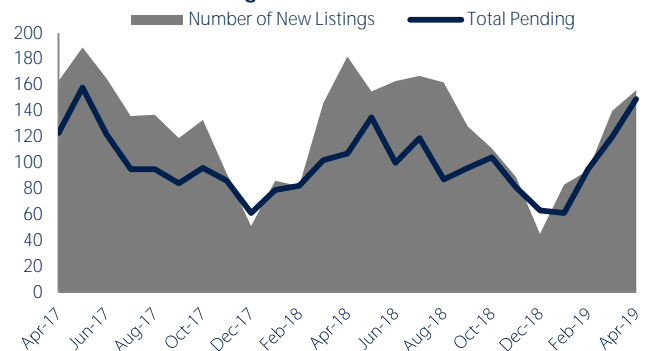
In April, there was 0.9 months of supply available in Dale City, compared to 1.8 in April 2018. That is a decrease of 50% versus a year ago.

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.

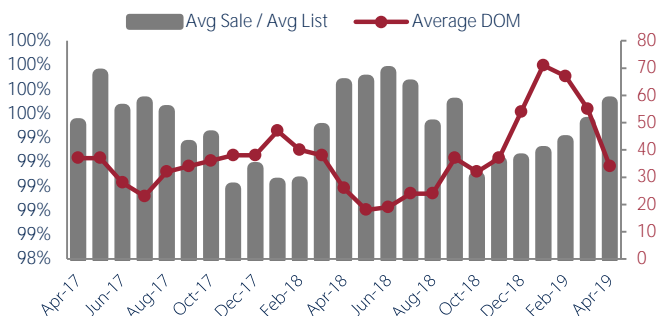
New Listings & Current Contracts

This month there were 156 homes newly listed for sale in Dale City compared to 182 in April 2018, a decrease of 14%. There were 149 current contracts pending sale this April compared to 107 a year ago. The number of current contracts is 39% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Dale City was 99.7% 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 34, higher than the average last year, which was 26, an increase of 31%.



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