

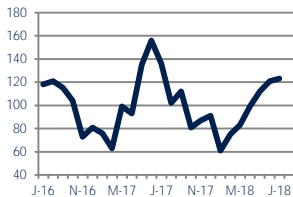
Focus On: Dale City Housing Market

July 2018

Zip Code(s): 22193

Units Sold

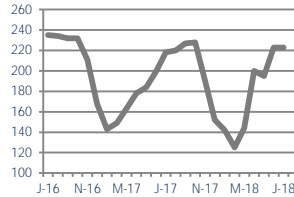
123



Down -10%
Vs. Year Ago

Active Inventory

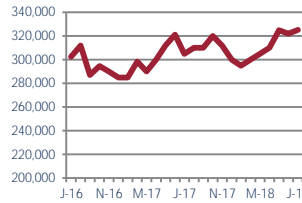
223



Up 2%
Vs. Year Ago

Median Sale Price

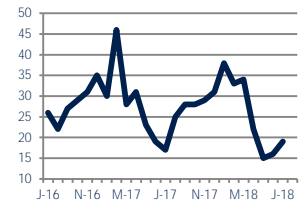
\$325,000



Up 7%
Vs. Year Ago

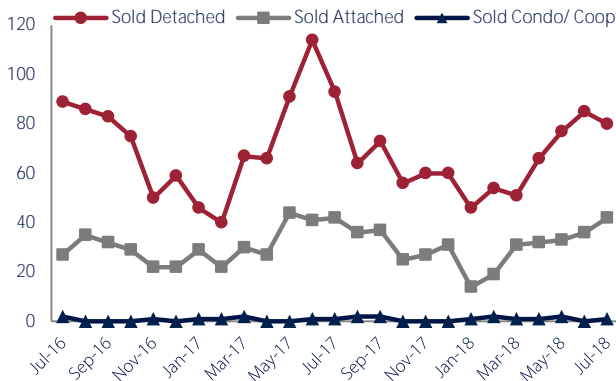
Days On Market

19



Up 12%
Vs. Year Ago

Units Sold*



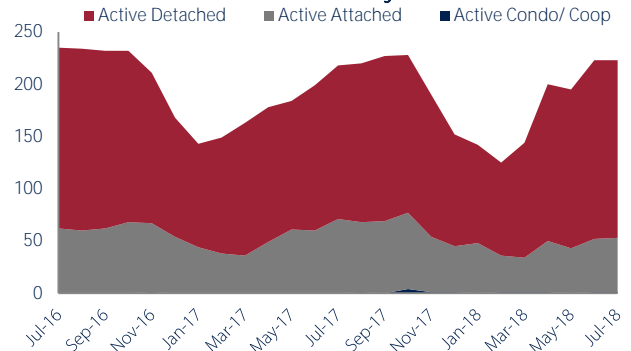
Units Sold

There was an increase in total units sold in July, with 123 sold this month in Dale City versus 121 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 2%. The total number of active inventory this July was 223 compared to 218 in July 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Dale City Homes was \$305,000. This July, the median sale price was \$325,000, an increase of 7% or \$20,000 compared to last year. The current median sold price is 1% 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.

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 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





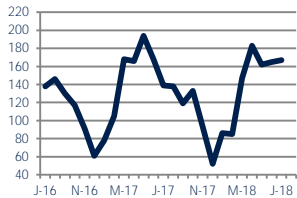
Focus On: Dale City Housing Market

July 2018

Zip Code(s): 22193

New Listings

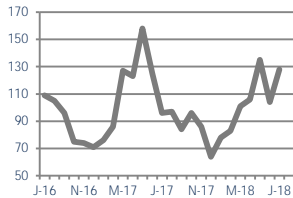
167



Up 20%
Vs. Year Ago

Current Contracts

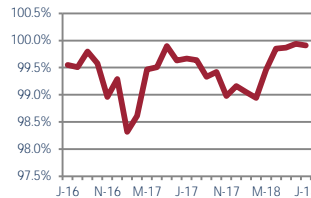
128



Up 33%
Vs. Year Ago

Sold Vs. List Price

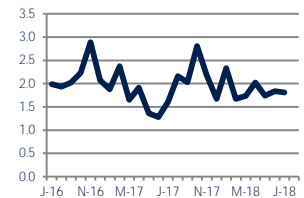
99.9%



No Change
Vs. Year Ago

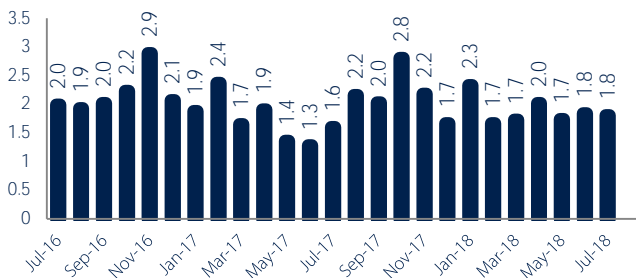
Months of Supply

1.8



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

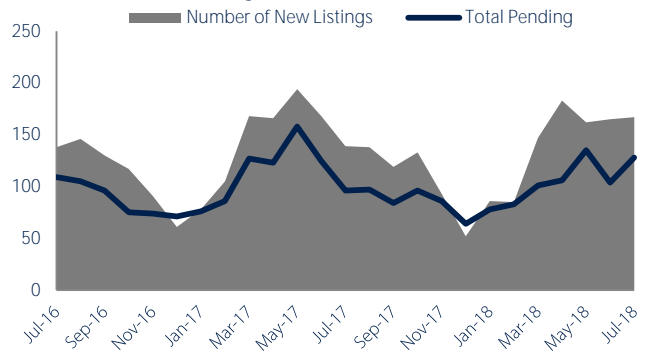
In July, there was 1.8 months of supply available in Dale City, compared to 1.6 in July 2017. That is an increase of 13% versus a year ago.

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.

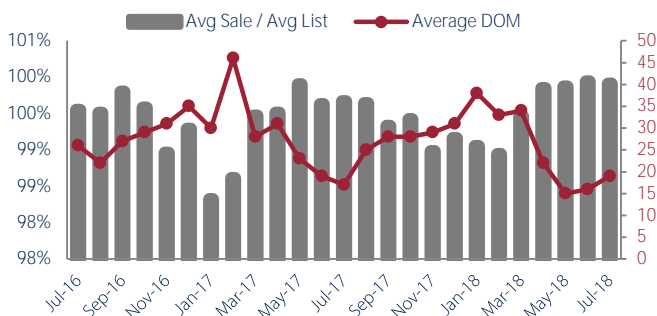
New Listings & Current Contracts

This month there were 167 homes newly listed for sale in Dale City compared to 139 in July 2017, an increase of 20%. There were 128 current contracts pending sale this July compared to 96 a year ago. The number of current contracts is 33% higher 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 Dale City was 99.9% 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 17, an increase of 12%.



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