

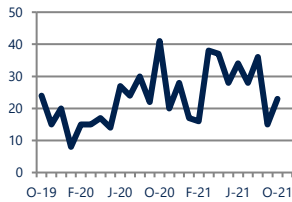


Focus On: **Del Ray/Rosemont Housing Market**

October 2021

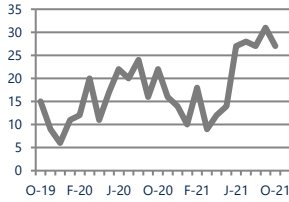
Zip Code(s): 22301

Units Sold
23



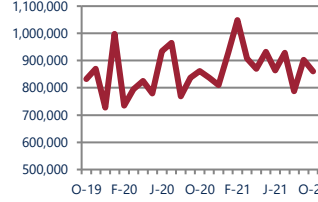
Down
Vs. Year Ago

Active Inventory
27



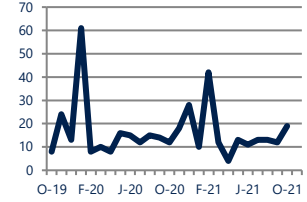
Up 23%
Vs. Year Ago

Median Sale Price
\$860,000

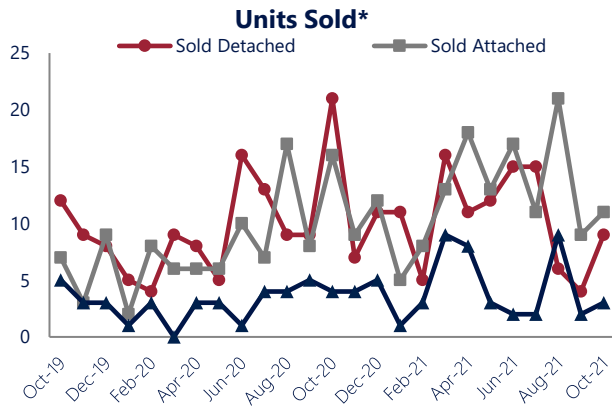


No Change
Vs. Year Ago

Days On Market
19



Up
Vs. Year Ago

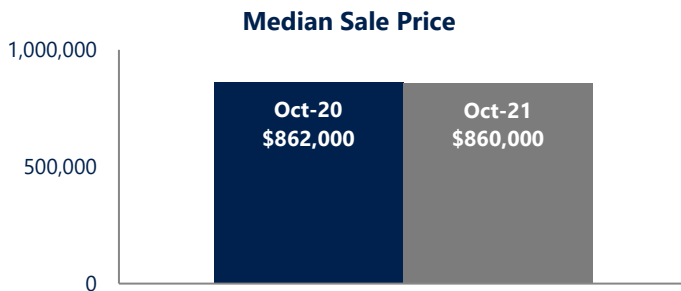
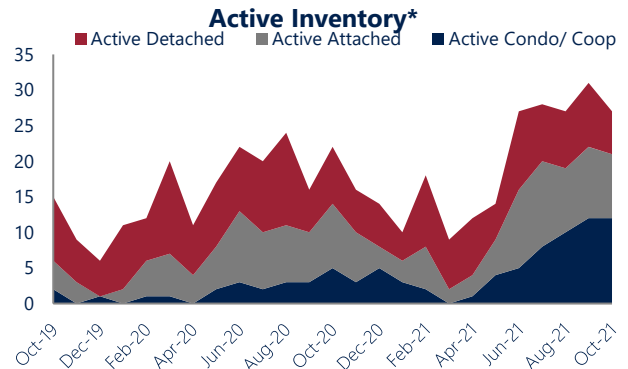


Units Sold

With relatively few transactions, there was an increase in total units sold in October, with 23 sold this month in Del Ray/Rosemont. This month's total units sold was lower than at this time last year, a decrease from October 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 23%. The total number of active inventory this October was 27 compared to 22 in October 2020. This month's total of 27 is lower than the previous month's total supply of available inventory of 31, a decrease of 13%.



Median Sale Price

Last October, the median sale price for Del Ray/Rosemont Homes was \$862,000. This October, the median sale price was \$860,000, which is similar compared to a year ago. The current median sold price is 5% lower than in September.

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

Del Ray/Rosemont are defined as properties listed in zip code/s 22301.

*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.



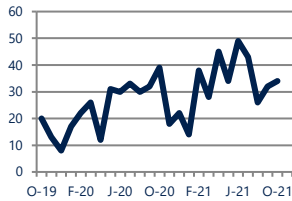
Focus On: Del Ray/Rosemont Housing Market

October 2021

Zip Code(s): 22301

New Listings

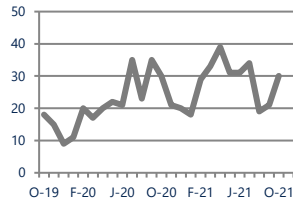
34



Down -13%
Vs. Year Ago

Current Contracts

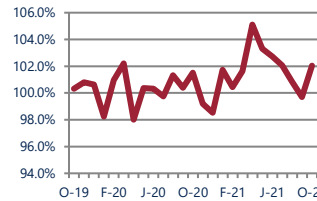
30



No Change
Vs. Year Ago

Sold Vs. List Price

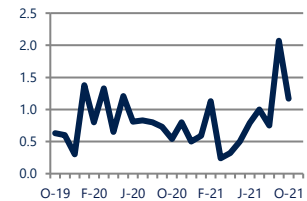
102.0%



Up 0.5%
Vs. Year Ago

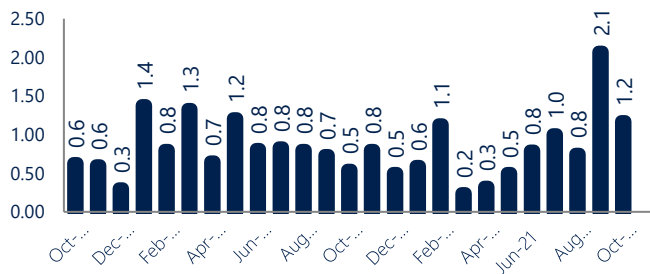
Months of Supply

1.2



Up 117%
Vs. Year Ago

Months Of Supply



Months of Supply

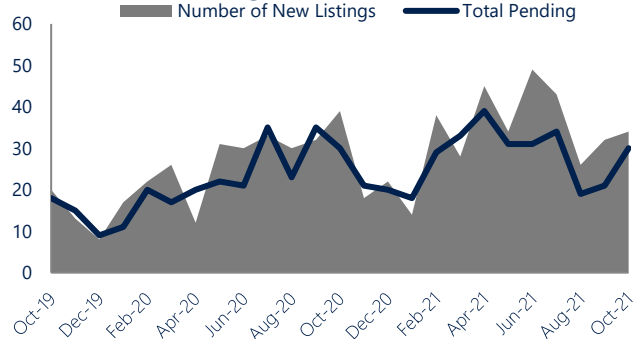
In October, there was 1.2 months of supply available in Del Ray/Rosemont, compared to 0.5 in October 2020. That is an increase of 119% versus a year ago.

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.

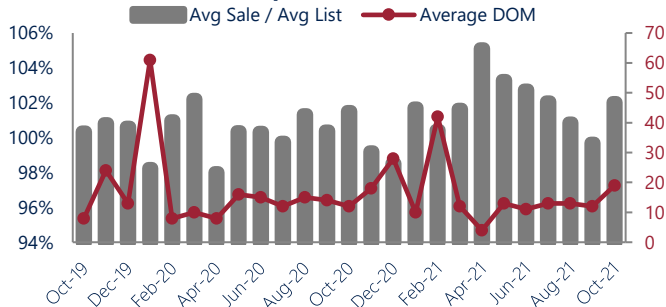
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Del Ray/Rosemont compared to 39 in October 2020, a decrease of 13%. There were 30 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 43% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Del Ray/Rosemont was 102.0% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.



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