



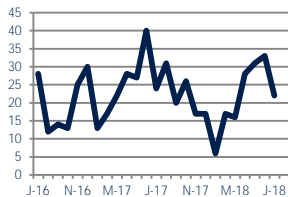
## Focus On: Del Ray/Rosemont Housing Market

July 2018

Zip Code(s): 22301

### Units Sold

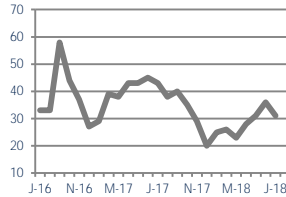
22



Down -8%  
Vs. Year Ago

### Active Inventory

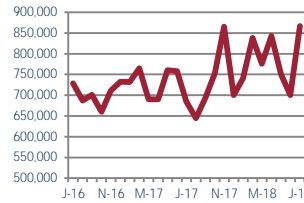
31



Down -28%  
Vs. Year Ago

### Median Sale Price

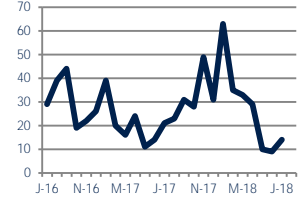
\$867,000



Up  
Vs. Year Ago

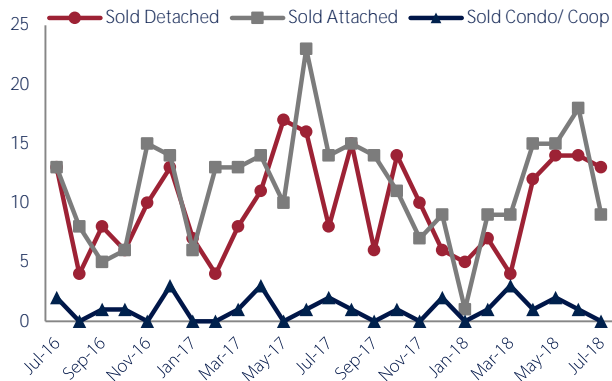
### Days On Market

14



Down -33%  
Vs. Year Ago

### Units Sold\*



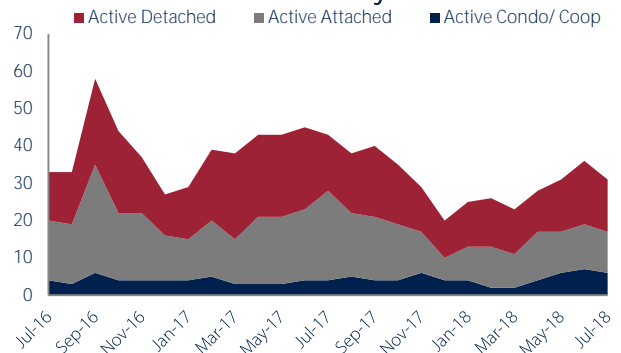
### Units Sold

There was a decrease in total units sold in July, with 22 sold this month in Del Ray/Rosemont versus 33 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2017.

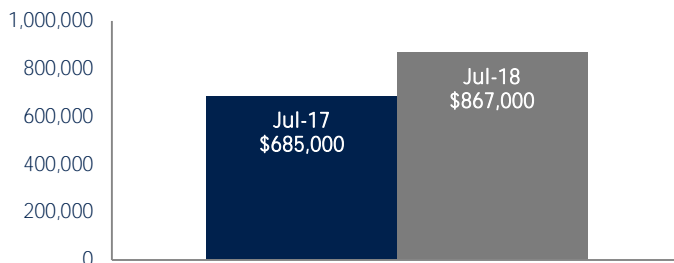
### Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 28%. The total number of active inventory this July was 31 compared to 43 in July 2017. This month's total of 31 is lower than the previous month's total supply of available inventory of 36, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Del Ray/Rosemont Homes was \$685,000. This July, the median sale price was \$867,000, an increase of \$182,000 compared to last year. The current median sold price is 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.

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 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.



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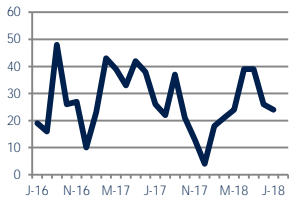
## Focus On: Del Ray/Rosemont Housing Market

July 2018

Zip Code(s): 22301

### New Listings

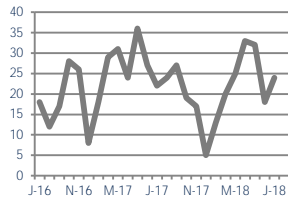
24



Down -8%  
Vs. Year Ago

### Current Contracts

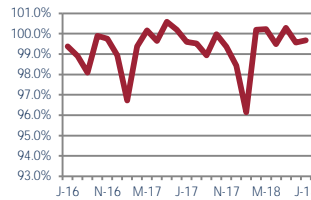
24



Up 9%  
Vs. Year Ago

### Sold Vs. List Price

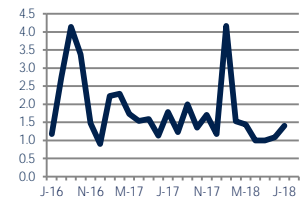
99.7%



No Change  
Vs. Year Ago

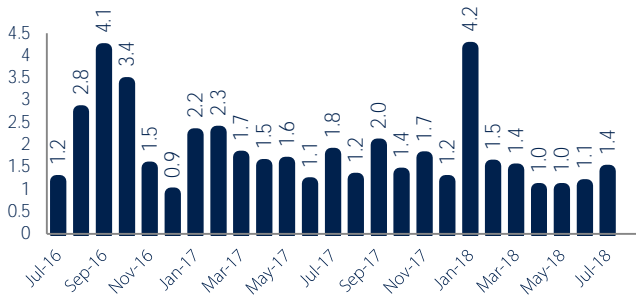
### Months of Supply

1.4



Down -21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

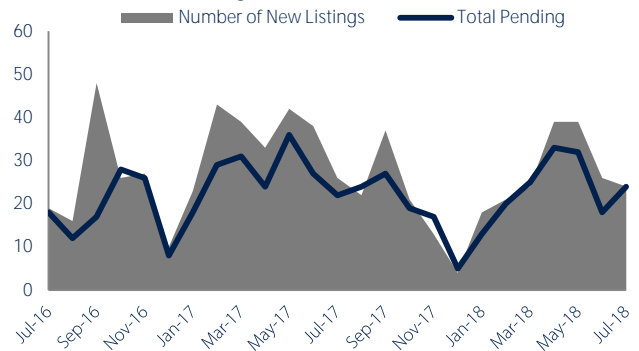
In July, there was 1.4 months of supply available in Del Ray/Rosemont, compared to 1.8 in July 2017. That is a decrease of 21% versus a year ago.

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.

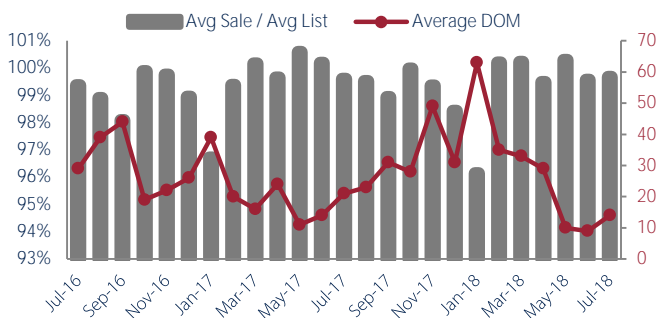
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Del Ray/Rosemont compared to 26 in July 2017, a decrease of 8%. There were 24 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 9% 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 Del Ray/Rosemont 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 14, lower than the average last year, which was 21, a decrease of 33%.



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