



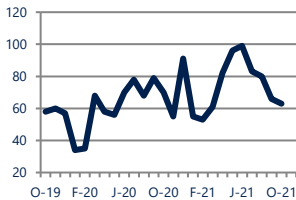
## Focus On: Mount Vernon and Fort Hunt Housing Market

October 2021

Zip Code(s): 22308 and 22309

### Units Sold

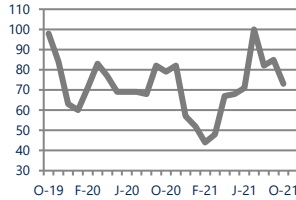
63



**Down -10%**  
Vs. Year Ago

### Active Inventory

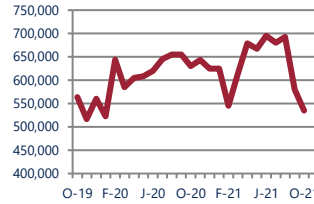
73



**Down -8%**  
Vs. Year Ago

### Median Sale Price

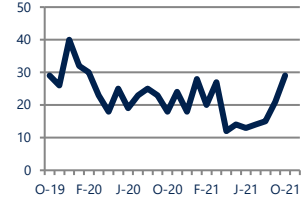
\$535,000



**Down -15%**  
Vs. Year Ago

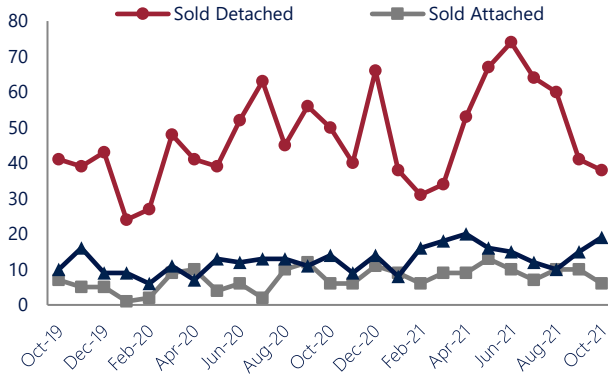
### Days On Market

29



**Up 61%**  
Vs. Year Ago

### Units Sold\*



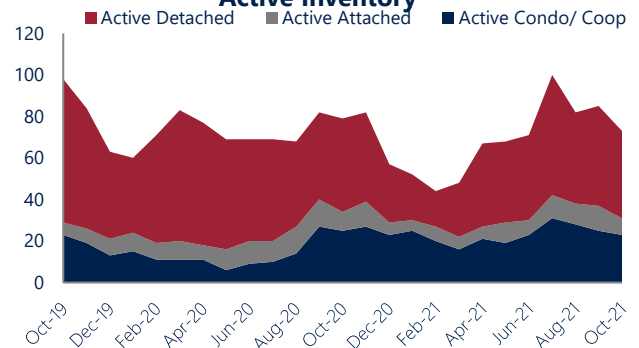
### Units Sold

There was a decrease in total units sold in October, with 63 sold this month in Mount Vernon and Fort Hunt versus 66 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 10% versus October 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 8%. The total number of active inventory this October was 73 compared to 79 in October 2020. This month's total of 73 is lower than the previous month's total supply of available inventory of 85, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Mount Vernon and Fort Hunt Homes was \$630,000. This October, the median sale price was \$535,000, a decrease of 15% or \$95,000 compared to last year. The current median sold price is 8% 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.

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

\*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.

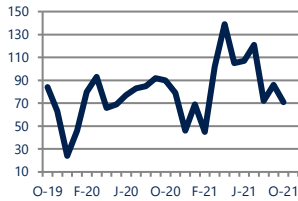




Zip Code(s): 22308 and 22309

### New Listings

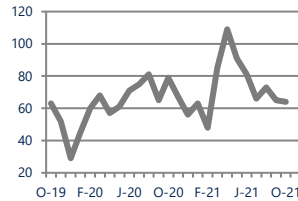
71



**Down -21%**  
Vs. Year Ago

### Current Contracts

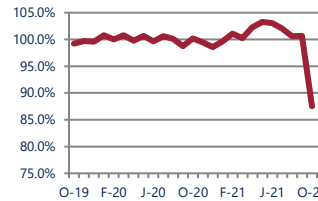
64



**Down -19%**  
Vs. Year Ago

### Sold Vs. List Price

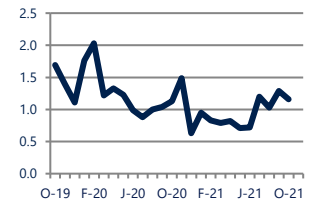
87.5%



**Down**  
Vs. Year Ago

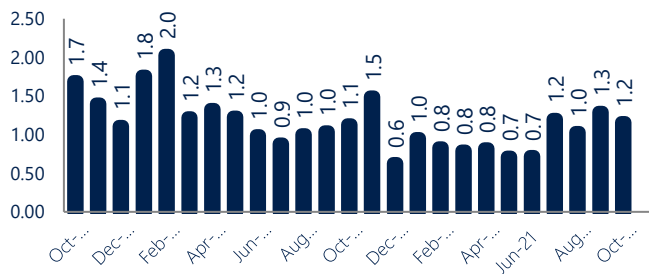
### Months of Supply

1.2



**No Change**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

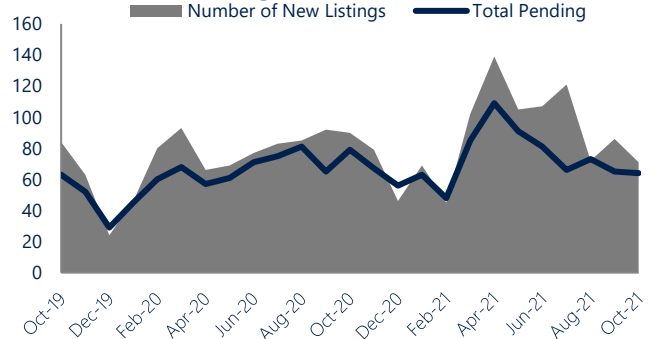
This month there were 71 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 90 in October 2020, a decrease of 21%. There were 64 current contracts pending sale this October compared to 79 a year ago. The number of current contracts is 19% lower than last October.

### Months of Supply

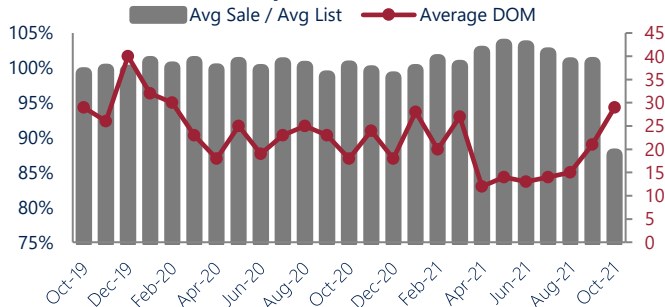
In October, there was 1.2 months of supply available in Mount Vernon and Fort Hunt. The amount of supply is similar compared to a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Mount Vernon and Fort Hunt was 87.5% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 18, an increase of 61%.



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