

Zip Code(s): 22308 and 22309

### Units Sold

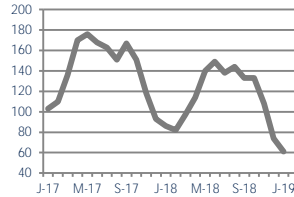
28



**Down**  
Vs. Year Ago

### Active Inventory

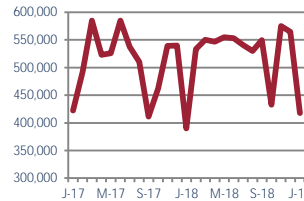
61



**Down -29%**  
Vs. Year Ago

### Median Sale Price

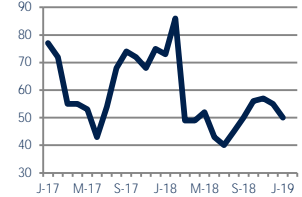
\$417,500



**Up**  
Vs. Year Ago

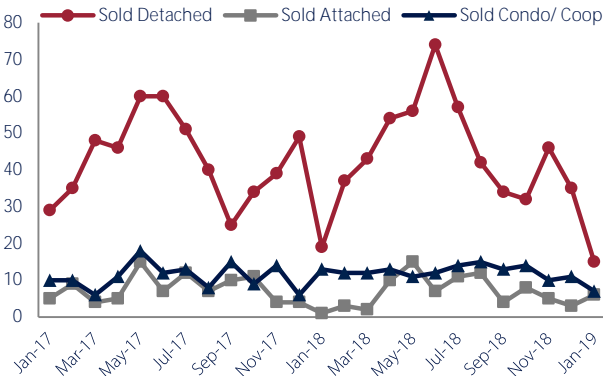
### Days On Market

50



**Down -32%**  
Vs. Year Ago

### Units Sold\*



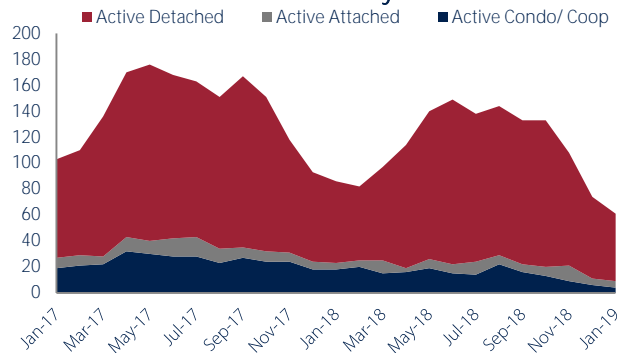
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in Mount Vernon and Fort Hunt. This month's total units sold was lower than at this time last year, a decrease from January 2018.

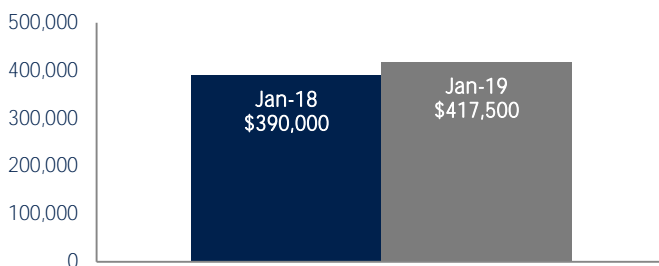
### Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 29%. The total number of active inventory this January was 61 compared to 86 in January 2018. This month's total of 61 is lower than the previous month's total supply of available inventory of 74, a decrease of 18%.

### 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 January, the median sale price for Mount Vernon and Fort Hunt Homes was \$390,000. This January, the median sale price was \$417,500, an increase of \$27,500 compared to last year. The current median sold price is lower than in December.

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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



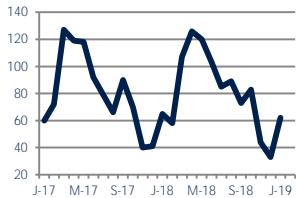
## Focus On: Mount Vernon and Fort Hunt Housing Market

January 2019

Zip Code(s): 22308 and 22309

### New Listings

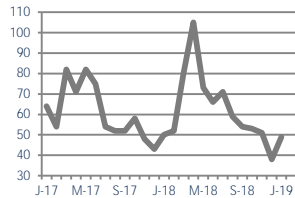
62



Down -5%  
Vs. Year Ago

### Current Contracts

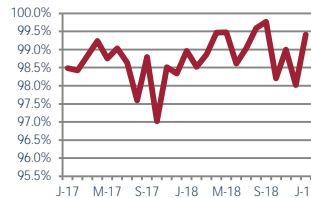
49



Down -2%  
Vs. Year Ago

### Sold Vs. List Price

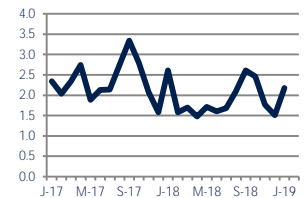
99.4%



No Change  
Vs. Year Ago

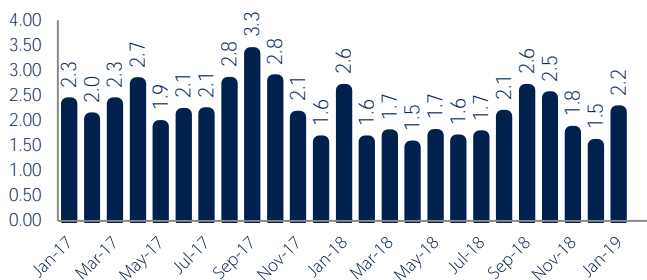
### Months of Supply

2.2



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

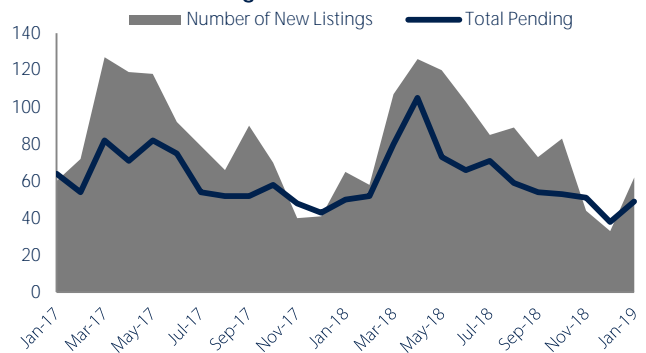
In January, there was 2.2 months of supply available in Mount Vernon and Fort Hunt, compared to 2.6 in January 2018. That is a decrease of 16% versus a year ago.

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.

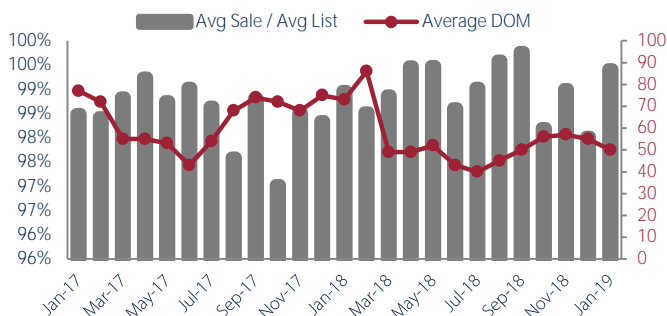
### New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 65 in January 2018, a decrease of 5%. There were 49 current contracts pending sale this January compared to 50 a year ago. The number of current contracts is 2% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Mount Vernon and Fort Hunt was 99.4% 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 50, lower than the average last year, which was 73, a decrease of 32%.



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