

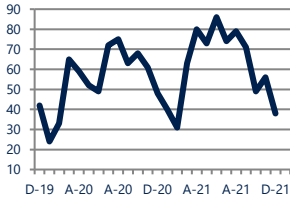


Focus On: Northern Centreville Housing Market

December 2021

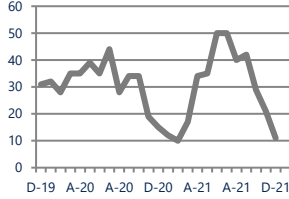
Zip Code(s): 20120

Units Sold
38



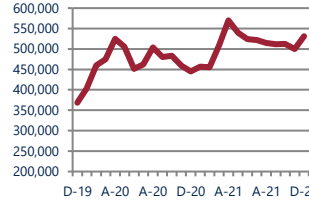
Down -21%
Vs. Year Ago

Active Inventory
11



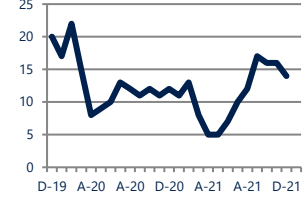
Down -27%
Vs. Year Ago

Median Sale Price
\$531,250

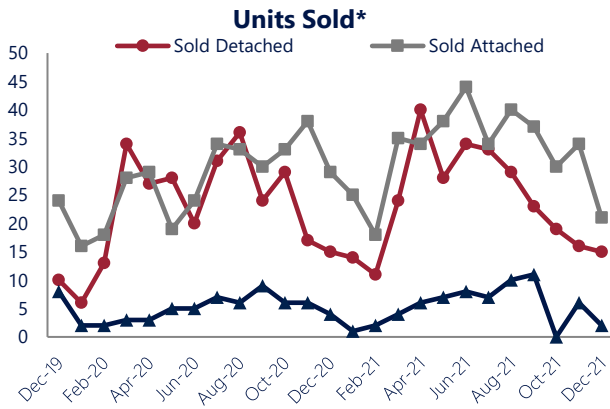


Up 19%
Vs. Year Ago

Days On Market
14

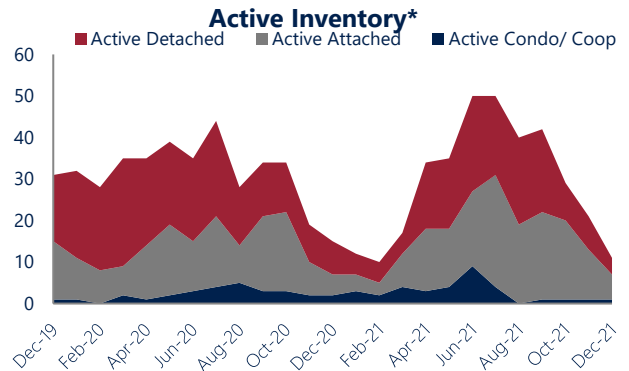


Up 17%
Vs. Year Ago



Units Sold

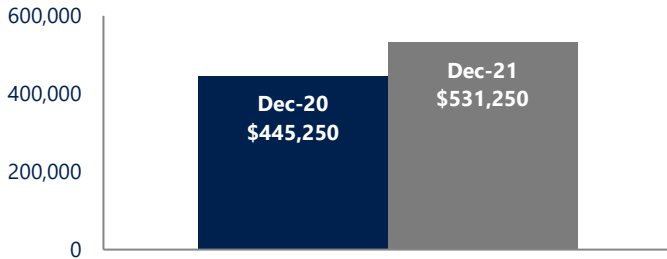
There was a decrease in total units sold in December, with 38 sold this month in Northern Centreville versus 56 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 21% versus December 2020.



Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 27%. The total number of active inventory this December was 11 compared to 15 in December 2020. This month's total of 11 is lower than the previous month's total supply of available inventory of 21, a decrease of 48%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Northern Centreville Homes was \$445,250. This December, the median sale price was \$531,250, an increase of 19% or \$86,000 compared to last year. The current median sold price is 6% higher than in November.

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



Northern Centreville are defined as properties listed in zip code/s 20120.

*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.

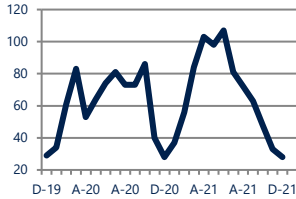




Zip Code(s): 20120

New Listings

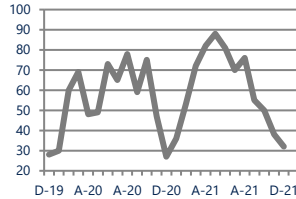
28



No Change
Vs. Year Ago

Current Contracts

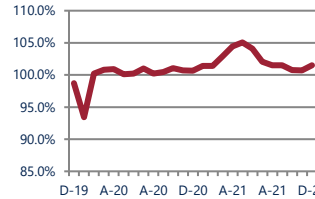
32



Up 19%
Vs. Year Ago

Sold Vs. List Price

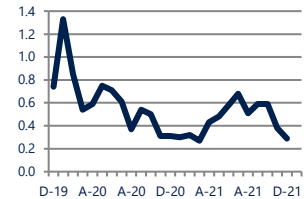
101.5%



Up 0.8%
Vs. Year Ago

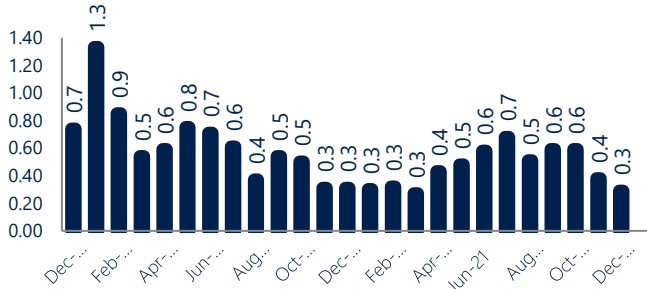
Months of Supply

0.3



No Change
Vs. Year Ago

Months of Supply



Months of Supply

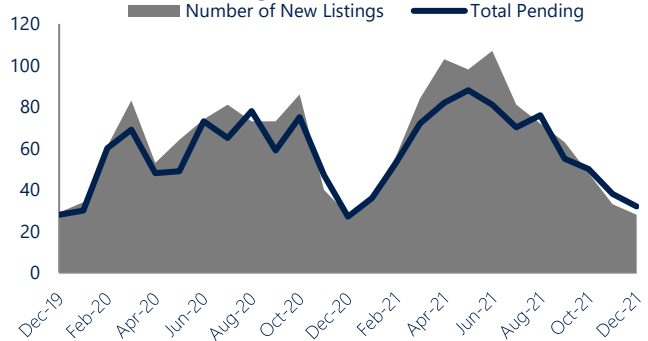
In December, there was 0.3 months of supply available in Northern Centreville. The amount of supply is similar compared to a year ago.

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.

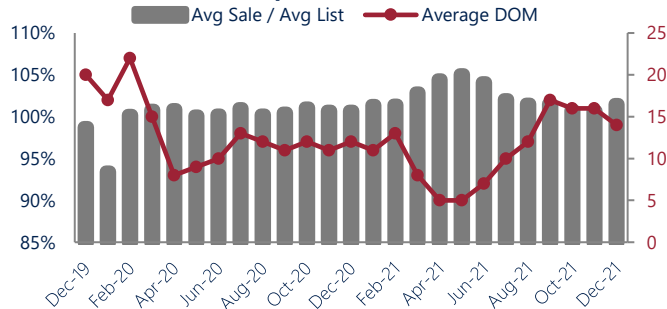
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Northern Centreville, which is similar to the amount in December 2020. There were 32 current contracts pending sale this December compared to 27 a year ago. The number of current contracts is 19% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Northern Centreville was 101.5% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 12, an increase of 17%.



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