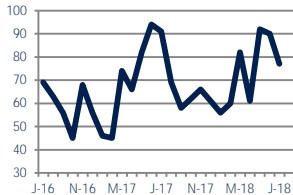


Zip Code(s): 22314

Units Sold

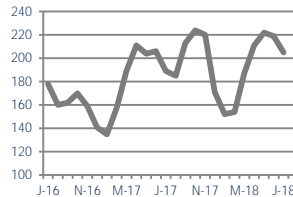
77



Down -15%
Vs. Year Ago

Active Inventory

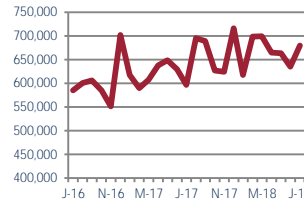
205



Up 8%
Vs. Year Ago

Median Sale Price

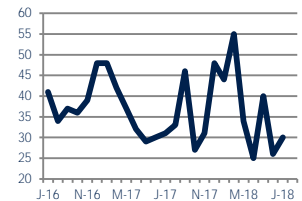
\$680,000



Up 14%
Vs. Year Ago

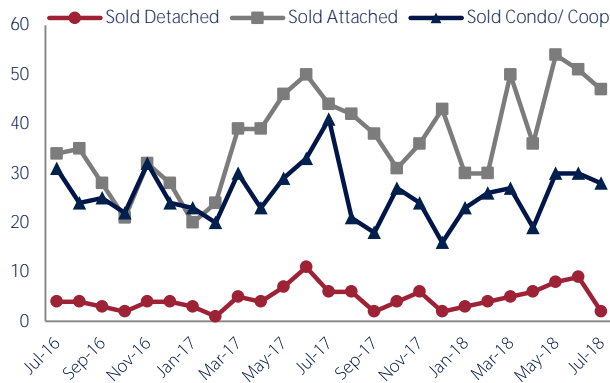
Days On Market

30



Down -3%
Vs. Year Ago

Units Sold*



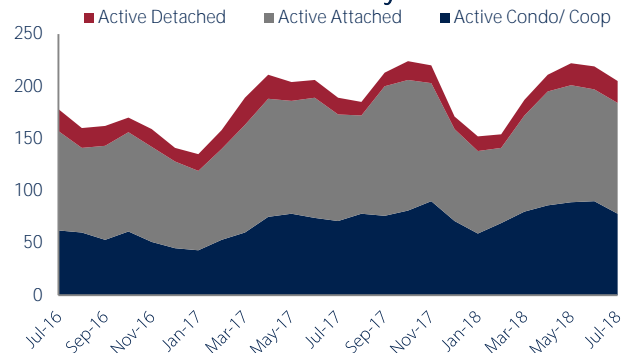
Units Sold

There was a decrease in total units sold in July, with 77 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 90 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 8%. The total number of active inventory this July was 205 compared to 189 in July 2017. This month's total of 205 is lower than the previous month's total supply of available inventory of 219, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$597,000. This July, the median sale price was \$680,000, an increase of 14% or \$83,000 compared to last year. The current median sold price is 7% 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.

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

*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.



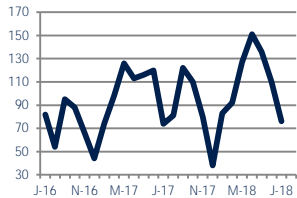
CHRISTIE'S INTERNATIONAL REAL ESTATE



Zip Code(s): 22314

New Listings

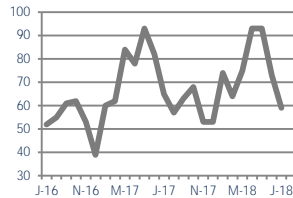
76



Up 3%
Vs. Year Ago

Current Contracts

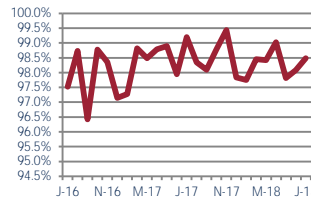
59



Down -9%
Vs. Year Ago

Sold Vs. List Price

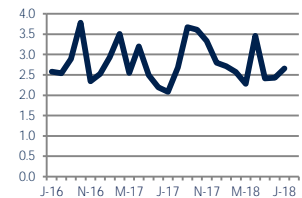
98.5%



Down -0.7%
Vs. Year Ago

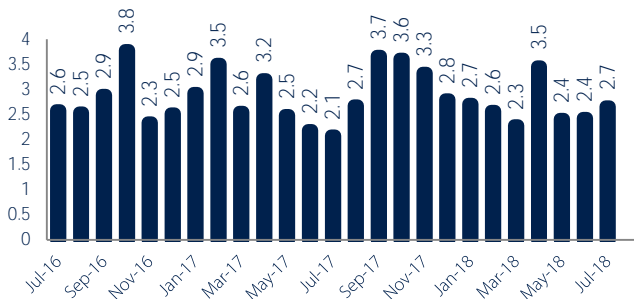
Months of Supply

2.7



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

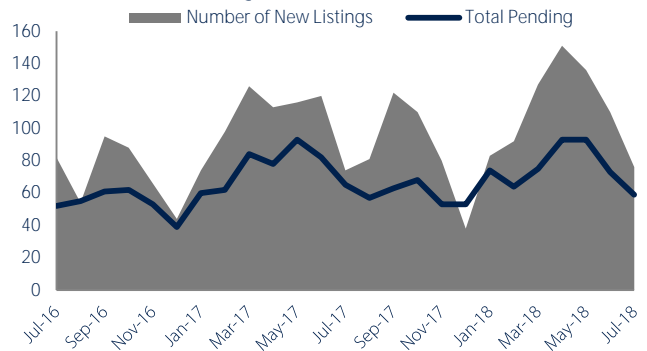
In July, there was 2.7 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 2.1 in July 2017. That is an increase of 28% versus a year ago.

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.

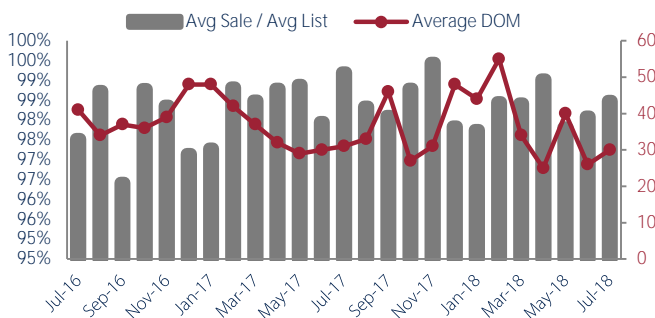
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 74 in July 2017, an increase of 3%. There were 59 current contracts pending sale this July compared to 65 a year ago. The number of current contracts is 9% lower 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 Old Town, Parker Gray, and Eisenhower Valley was 98.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 31, a decrease of 3%.



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