



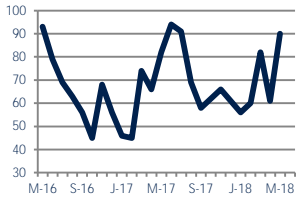
The Long & Foster Market Minute™

Focus On: Old Town, Parker Gray, and Eisenhower Valley Housing Market

May 2018

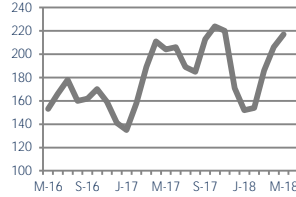
Zip Code(s): 22314

Units Sold
90



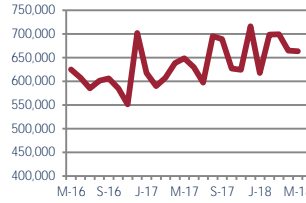
Up 10%
Vs. Year Ago

Active Inventory
217



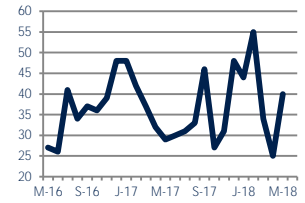
Up 6%
Vs. Year Ago

Median Sale Price
\$663,500



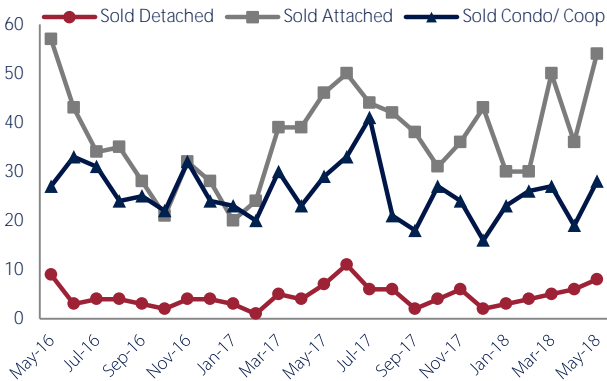
Up 2%
Vs. Year Ago

Days On Market
40



Up 38%
Vs. Year Ago

Units Sold*



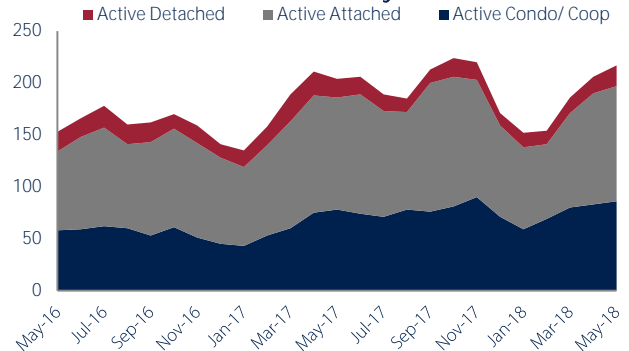
Units Sold

There was an increase in total units sold in May, with 90 sold this month in Old Town, Parker Gray, and Eisenhower Valley. This month's total units sold was higher than at this time last year.

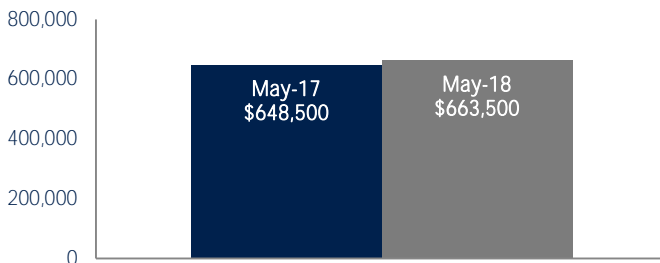
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 6%. The total number of active inventory this May was 217 compared to 204 in May 2017. This month's total of 217 is higher than the previous month's total supply of available inventory of 206, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$648,500. This May, the median sale price was \$663,500, an increase of 2% or \$15,000 compared to last year. The current median sold price is approximately the same as the median price in April.

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.



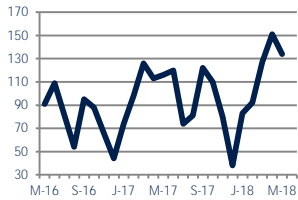
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22314

New Listings

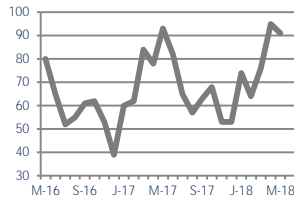
134



Up 16%
Vs. Year Ago

Current Contracts

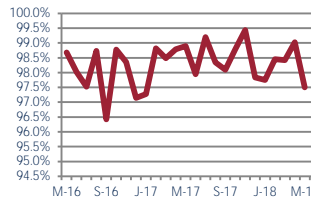
91



Down -2%
Vs. Year Ago

Sold Vs. List Price

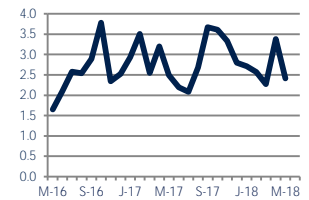
97.5%



Down -1.4%
Vs. Year Ago

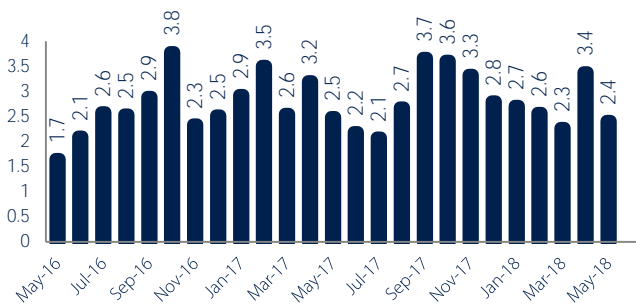
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

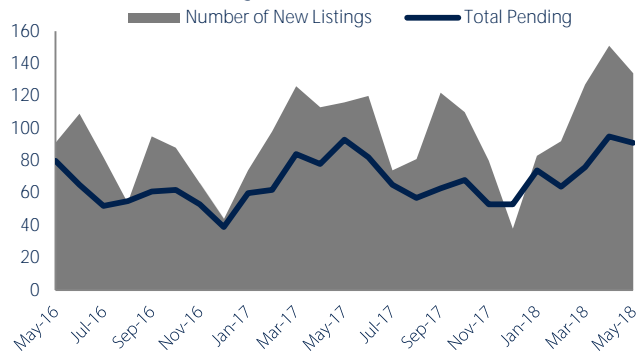
In May, there was 2.4 months of supply available in Old Town, Parker Gray, and Eisenhower Valley. The amount of supply is similar compared to a year ago.

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.

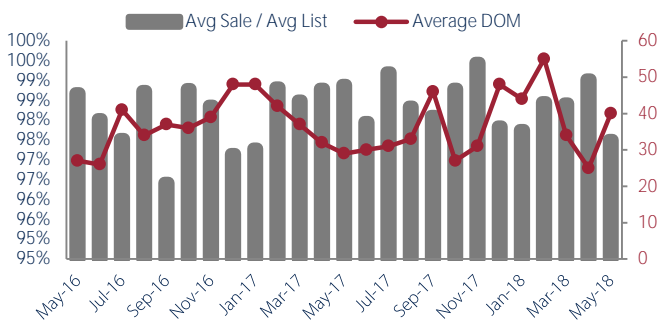
New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 116 in May 2017, an increase of 16%. There were 91 current contracts pending sale this May compared to 93 a year ago. The number of current contracts is 2% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 97.5% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 29, an increase of 38%.



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