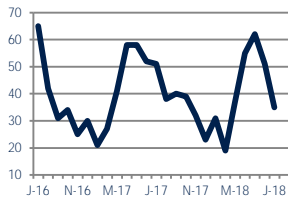


Zip Code(s): 20121

Units Sold

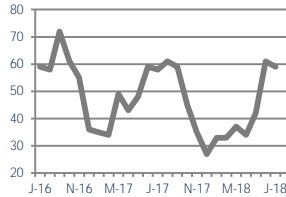
35



Down -31%
Vs. Year Ago

Active Inventory

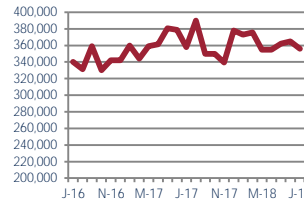
59



Up 2%
Vs. Year Ago

Median Sale Price

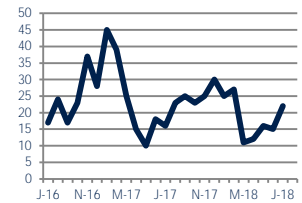
\$355,900



Down -1%
Vs. Year Ago

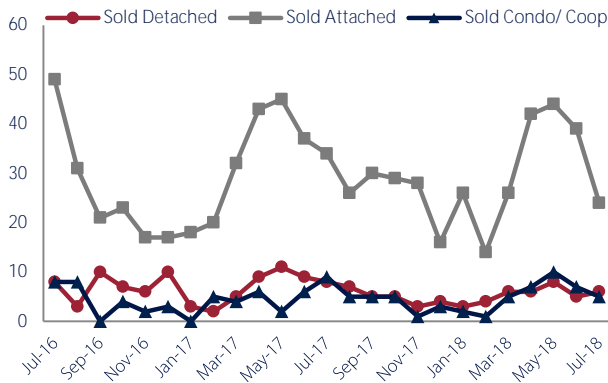
Days On Market

22



Up 38%
Vs. Year Ago

Units Sold*



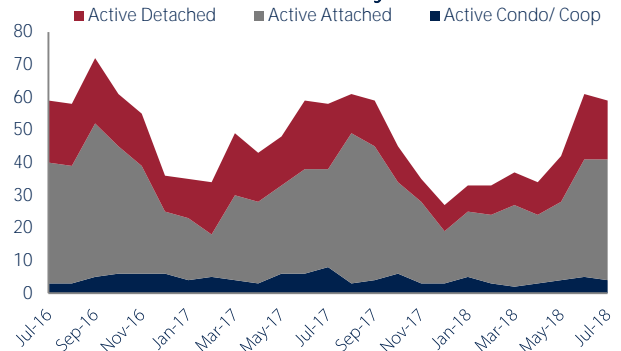
Units Sold

There was a decrease in total units sold in July, with 35 sold this month in Southern Centreville versus 51 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 31% versus July 2017.

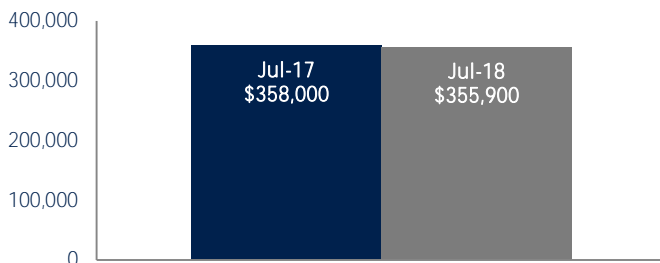
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this July was 59 compared to 58 in July 2017. This month's total of 59 is lower than the previous month's total supply of available inventory of 61, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Southern Centreville Homes was \$358,000. This July, the median sale price was \$355,900, a decrease of 1% or \$2,100 compared to last year. The current median sold price is 2% lower 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.

Southern Centreville are defined as properties listed in zip code/s 20121.

*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.





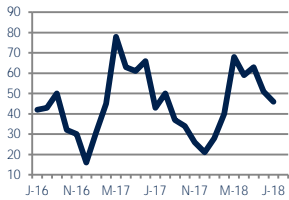
Focus On: Southern Centreville Housing Market

July 2018

Zip Code(s): 20121

New Listings

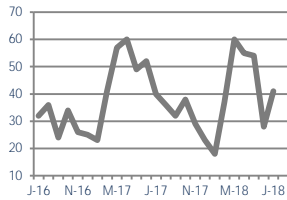
46



Up 7%
Vs. Year Ago

Current Contracts

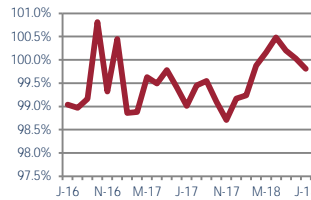
41



Up 2%
Vs. Year Ago

Sold Vs. List Price

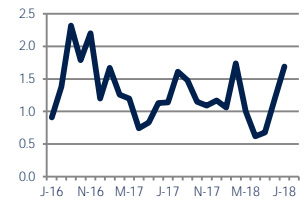
99.8%



Up 0.8%
Vs. Year Ago

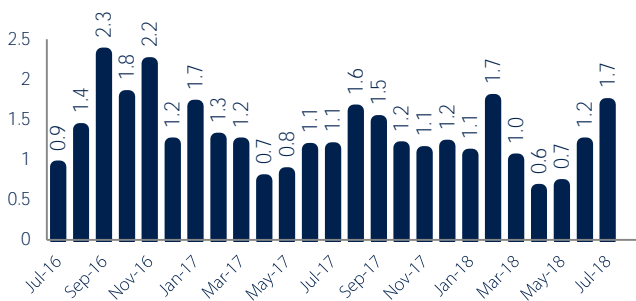
Months of Supply

1.7



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

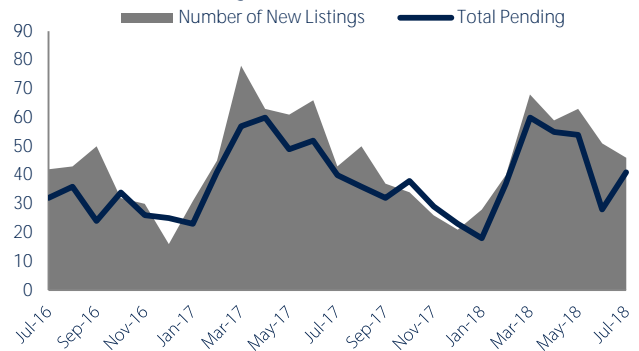
In July, there was 1.7 months of supply available in Southern Centreville, compared to 1.1 in July 2017. That is an increase of 48% versus a year ago.

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.

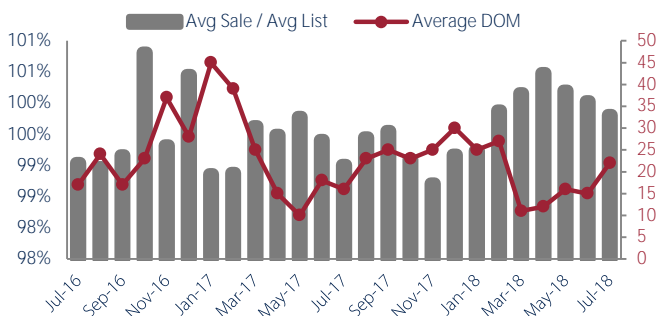
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Southern Centreville compared to 43 in July 2017, an increase of 7%. There were 41 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 3% higher 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 Southern Centreville was 99.8% 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 22, higher than the average last year, which was 16, an increase of 38%.



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