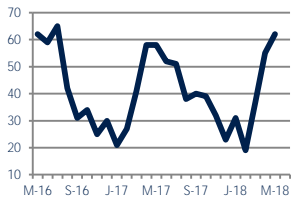




Zip Code(s): 20121

Units Sold

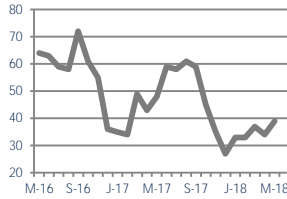
62



Up 7%
Vs. Year Ago

Active Inventory

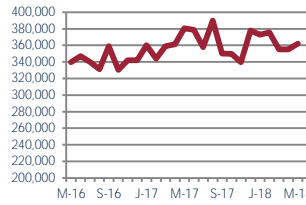
39



Down -19%
Vs. Year Ago

Median Sale Price

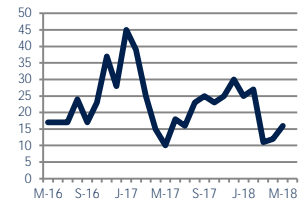
\$362,000



Down -5%
Vs. Year Ago

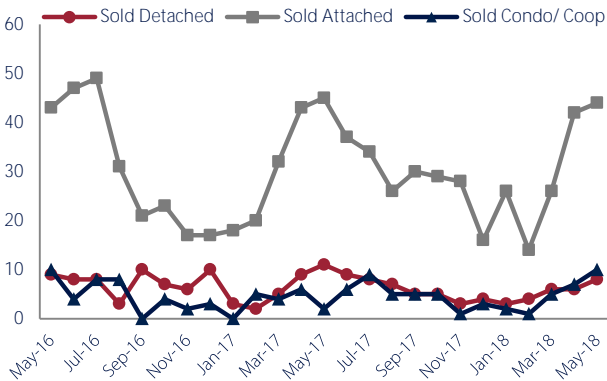
Days On Market

16



Up 60%
Vs. Year Ago

Units Sold*



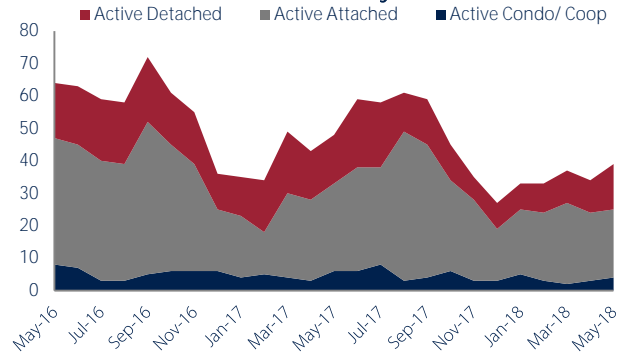
Units Sold

There was an increase in total units sold in May, with 62 sold this month in Southern Centreville versus 55 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 7% versus May 2017.

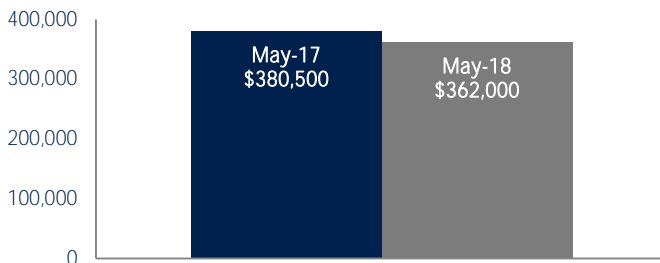
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 19%. The total number of active inventory this May was 39 compared to 48 in May 2017. This month's total of 39 is higher than the previous month's total supply of available inventory of 34, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Southern Centreville Homes was \$380,500. This May, the median sale price was \$362,000, a decrease of 5% or \$18,500 compared to last year. The current median sold price is 2% higher than in April.

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.

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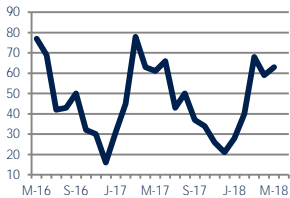
Focus On: Southern Centreville Housing Market

May 2018

Zip Code(s): 20121

New Listings

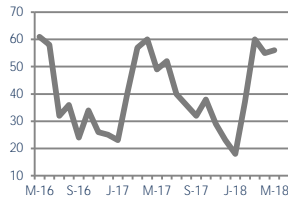
63



Up 3%
Vs. Year Ago

Current Contracts

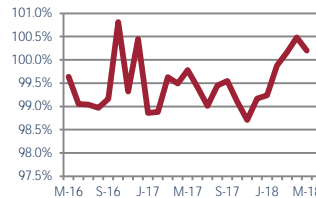
56



Up 14%
Vs. Year Ago

Sold Vs. List Price

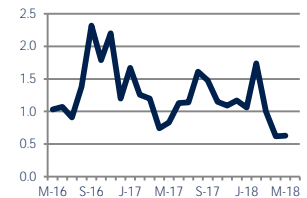
100.2%



No Change
Vs. Year Ago

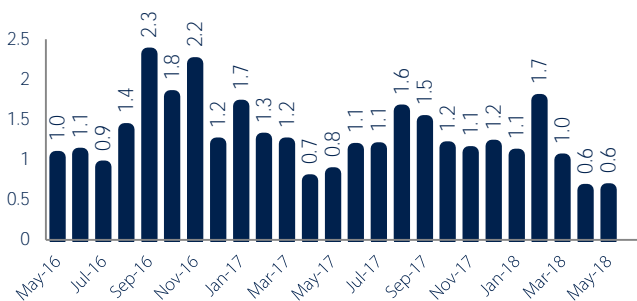
Months of Supply

0.6



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

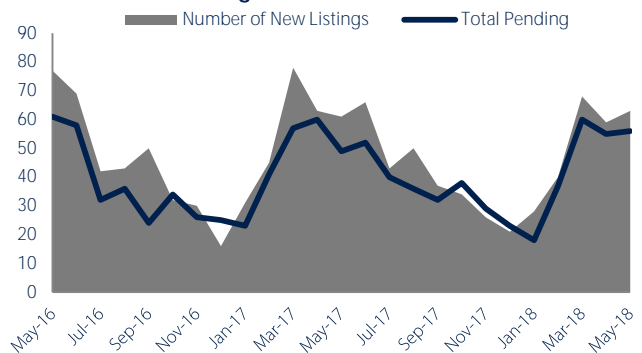
In May, there was 0.6 months of supply available in Southern Centreville, compared to 0.8 in May 2017. That is a decrease of 24% versus a year ago.

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.

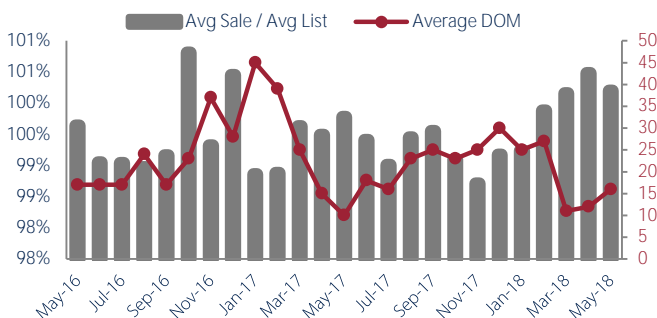
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Southern Centreville compared to 61 in May 2017, an increase of 3%. There were 56 current contracts pending sale this May compared to 49 a year ago. The number of current contracts is 14% higher 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 Southern Centreville was 100.2% 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 16, higher than the average last year, which was 10, an increase of 60%.



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