

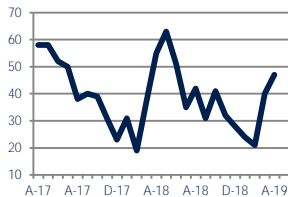
Focus On: Southern Centreville Housing Market

April 2019

Zip Code(s): 20121

Units Sold

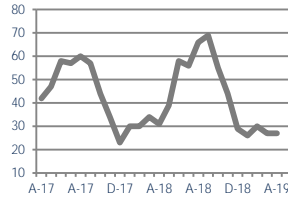
47



Down -15%
Vs. Year Ago

Active Inventory

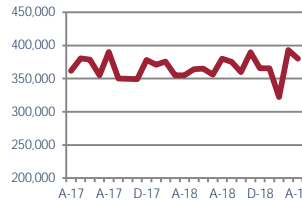
27



Down -13%
Vs. Year Ago

Median Sale Price

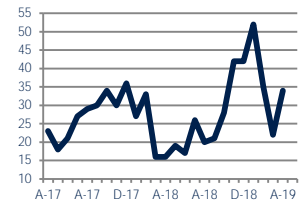
\$380,000



Up 7%
Vs. Year Ago

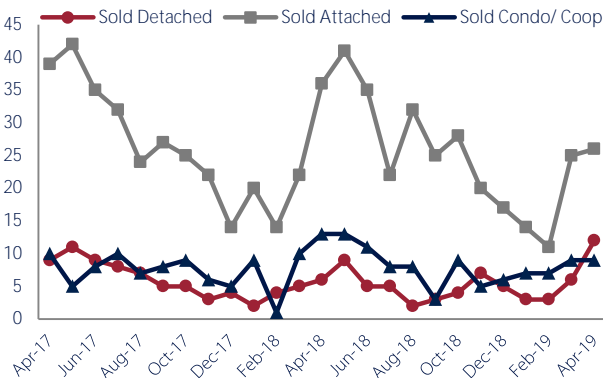
Days On Market

34



Up 113%
Vs. Year Ago

Units Sold*



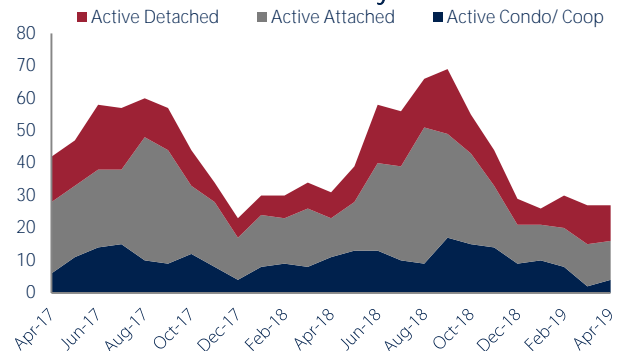
Units Sold

There was an increase in total units sold in April, with 47 sold this month in Southern Centreville versus 40 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2018.

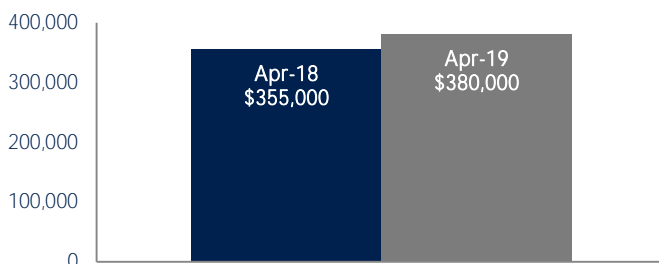
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 13%. The total number of active inventory this April was 27 compared to 31 in April 2018. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southern Centreville Homes was \$355,000. This April, the median sale price was \$380,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 3% lower than in March.

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 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.



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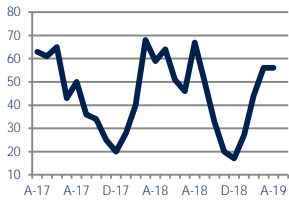
Focus On: Southern Centreville Housing Market

April 2019

Zip Code(s): 20121

New Listings

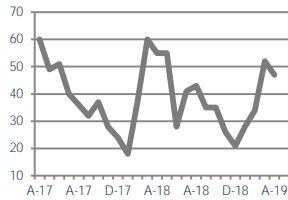
56



Down -5%
Vs. Year Ago

Current Contracts

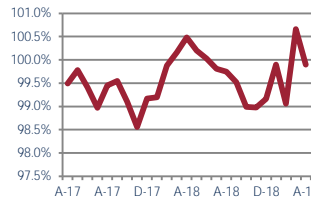
47



Down -15%
Vs. Year Ago

Sold Vs. List Price

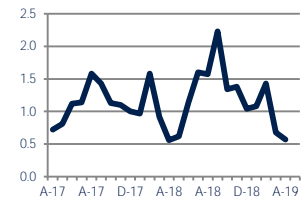
99.9%



Down -0.6%
Vs. Year Ago

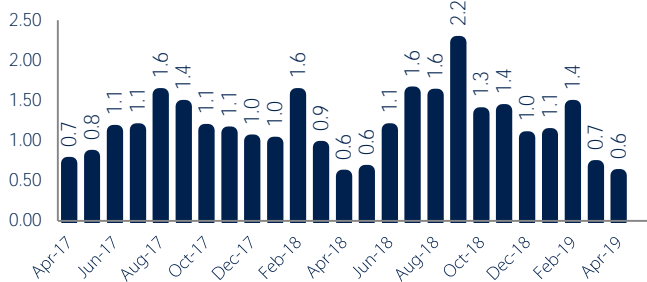
Months of Supply

0.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

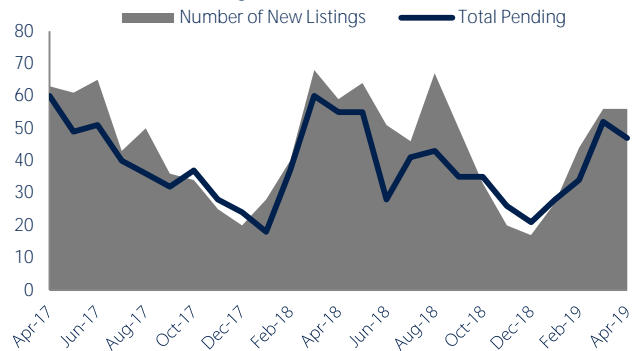
In April, there was 0.6 months of supply available in Southern Centreville. The amount of supply is similar compared to a year ago.

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.

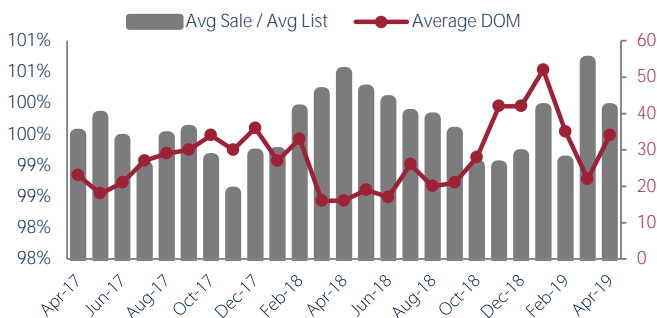
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Southern Centreville compared to 59 in April 2018, a decrease of 5%. There were 47 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 15% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Southern Centreville was 99.9% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 16, an increase of 113%.



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