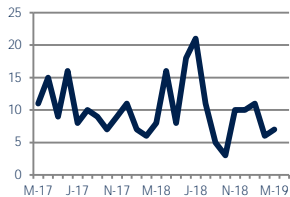


Zip Code(s): 22172

Units Sold

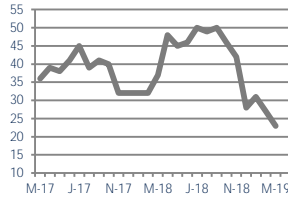
7



Down -13%
Vs. Year Ago

Active Inventory

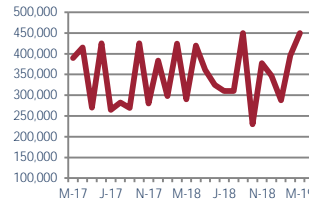
23



Down -38%
Vs. Year Ago

Median Sale Price

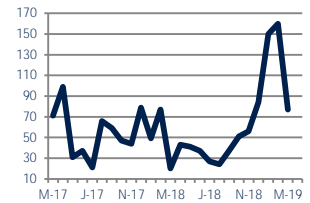
\$450,000



Up
Vs. Year Ago

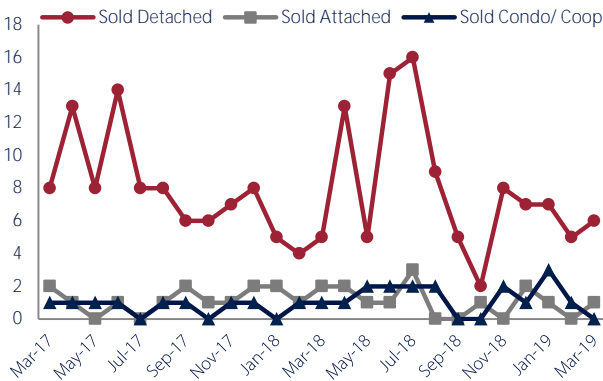
Days On Market

77



Up
Vs. Year Ago

Units Sold*



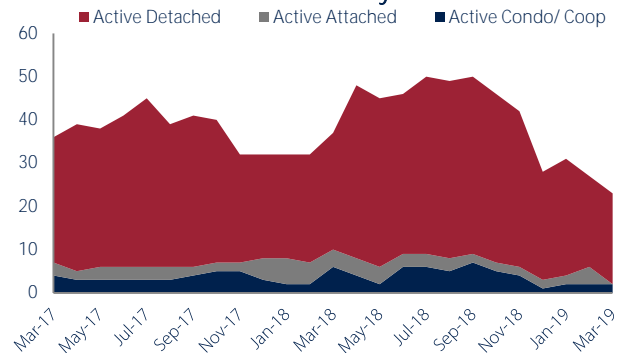
Units Sold

There was an increase in total units sold in March, with 7 sold this month in Triangle versus 6 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 38%. The total number of active inventory this March was 23 compared to 37 in March 2018. This month's total of 23 is lower than the previous month's total supply of available inventory of 27, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Triangle Homes was \$289,950. This March, the median sale price was \$450,000, an increase of \$160,050 compared to last year. The current median sold price is higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Triangle are defined as properties listed in zip code/s 22172.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





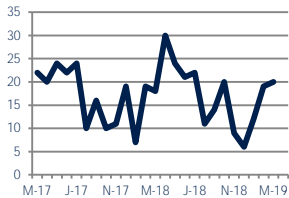
Focus On: Triangle Housing Market

March 2019

Zip Code(s): 22172

New Listings

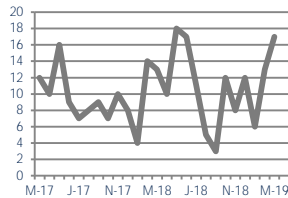
20



Up 11%
Vs. Year Ago

Current Contracts

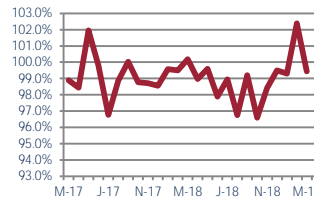
17



Up 31%
Vs. Year Ago

Sold Vs. List Price

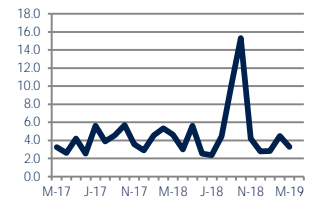
99.4%



Down -0.7%
Vs. Year Ago

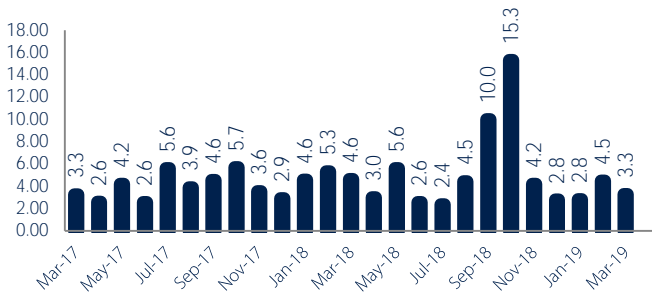
Months of Supply

3.3



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

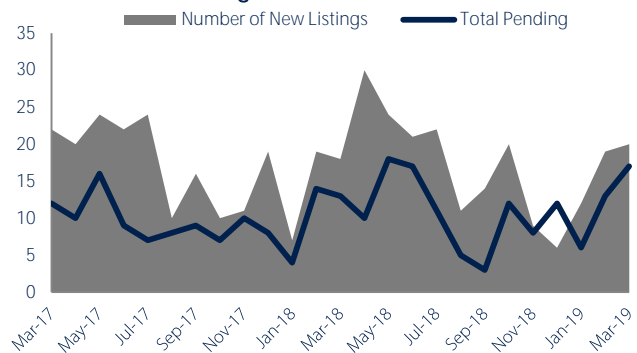
In March, there was 3.3 months of supply available in Triangle, compared to 4.6 in March 2018. That is a decrease of 29% versus a year ago.

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.

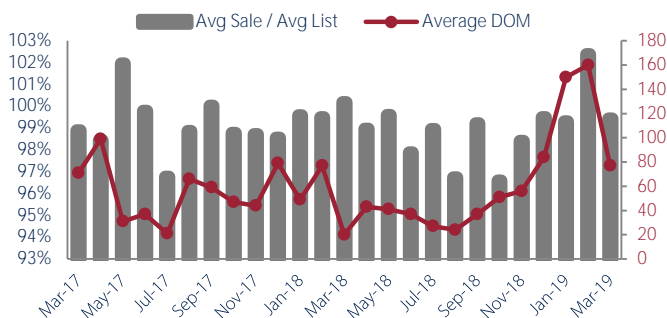
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Triangle compared to 18 in March 2018, an increase of 11%. There were 17 current contracts pending sale this March compared to 13 a year ago. The number of current contracts is 31% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Triangle was 99.4% 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 77, higher than the average last year, which was 20. This increase was impacted by the limited number of sales.



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