



# The Long & Foster Market Minute™

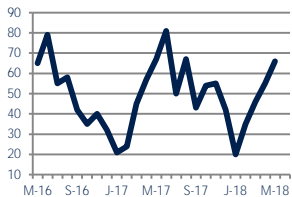
Focus On: Warrenton and New Baltimore Housing Market

May 2018

Zip Code(s): 20186, 20187 and 20188

## Units Sold

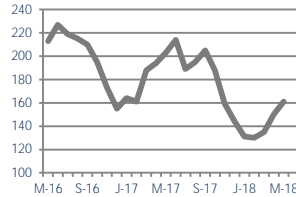
66



Down -1%  
Vs. Year Ago

## Active Inventory

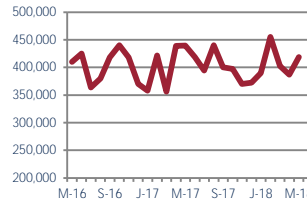
161



Down -21%  
Vs. Year Ago

## Median Sale Price

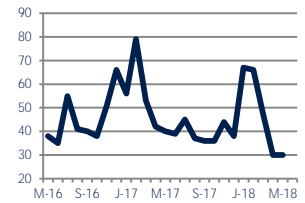
\$418,775



Down -5%  
Vs. Year Ago

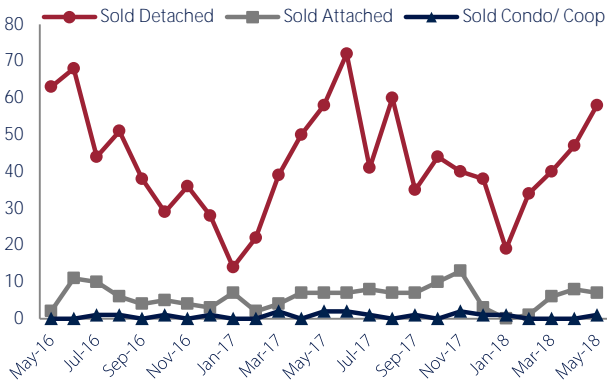
## Days On Market

30



Down -25%  
Vs. Year Ago

### Units Sold\*



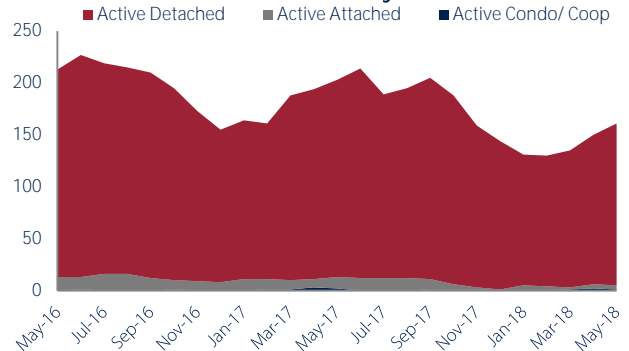
## Units Sold

There was an increase in total units sold in May, with 66 sold this month in Warrenton and New Baltimore versus 55 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 1% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 21%. The total number of active inventory this May was 161 compared to 203 in May 2017. This month's total of 161 is higher than the previous month's total supply of available inventory of 150, an increase of 7%.

### Active Inventory\*



## Median Sale Price

Last May, the median sale price for Warrenton and New Baltimore Homes was \$439,900. This May, the median sale price was \$418,775, a decrease of 5% or \$21,125 compared to last year. The current median sold price is 8% 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.

### Median Sale Price



Warrenton and New Baltimore are defined as properties listed in zip code/s 20186, 20187 and 20188.

\*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



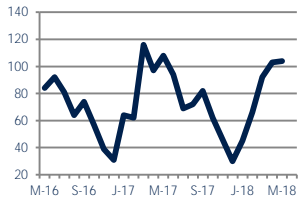
**Focus On:** Warrenton and New Baltimore Housing Market

May 2018

Zip Code(s): 20186, 20187 and 20188

**New Listings**

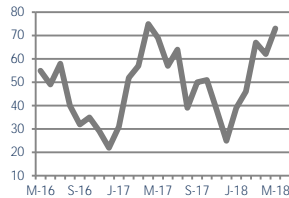
104



**Down -4%**  
Vs. Year Ago

**Current Contracts**

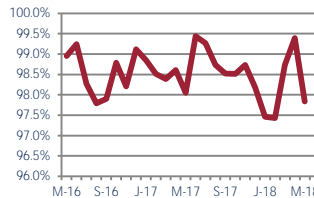
73



**Up 6%**  
Vs. Year Ago

**Sold Vs. List Price**

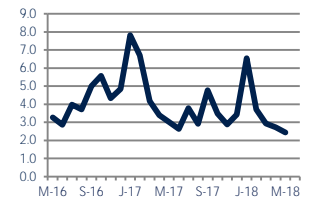
97.8%



**No Change**  
Vs. Year Ago

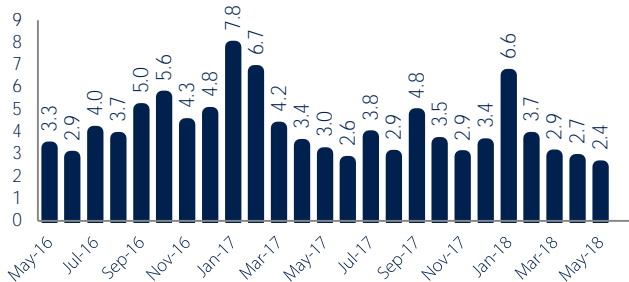
**Months of Supply**

2.4



**Down -19%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

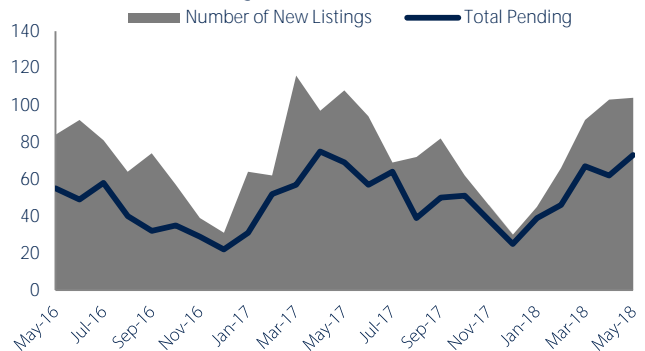
In May, there was 2.4 months of supply available in Warrenton and New Baltimore, compared to 3.0 in May 2017. That is a decrease of 19% versus a year ago.

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.

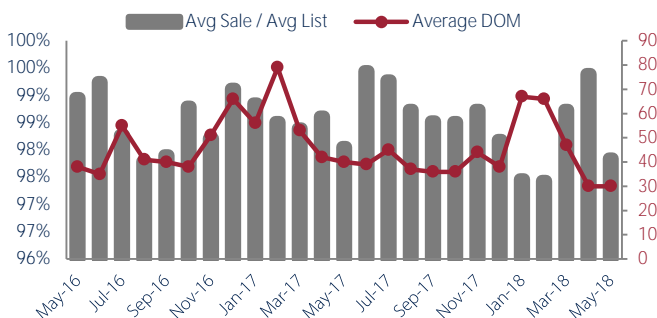
**New Listings & Current Contracts**

This month there were 104 homes newly listed for sale in Warrenton and New Baltimore compared to 108 in May 2017, a decrease of 4%. There were 73 current contracts pending sale this May compared to 69 a year ago. The number of current contracts is 6% 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 Warrenton and New Baltimore was 97.8% 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 30, lower than the average last year, which was 40, a decrease of 25%.



Warrenton and New Baltimore are defined as properties listed in zip code/s 20186, 20187 and 20188.

\*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.

