

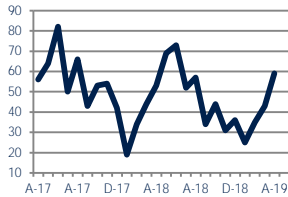
Focus On: Warrenton and New Baltimore Housing Market

April 2019

Zip Code(s): 20186, 20187 and 20188

Units Sold

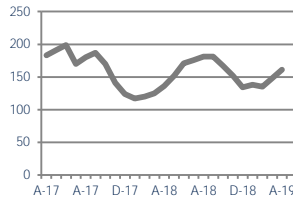
59



Up 11%
Vs. Year Ago

Active Inventory

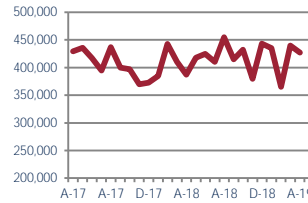
161



Up 18%
Vs. Year Ago

Median Sale Price

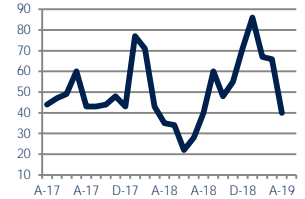
\$427,000



Up 10%
Vs. Year Ago

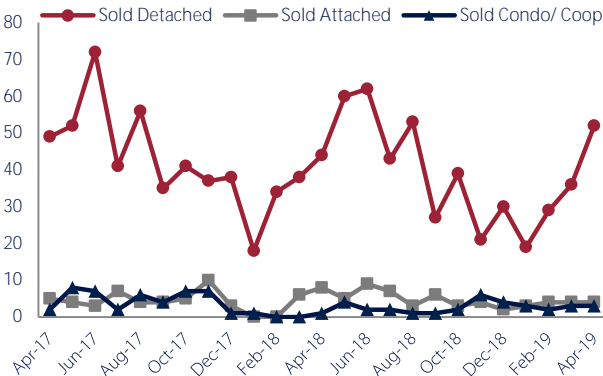
Days On Market

40



Up 14%
Vs. Year Ago

Units Sold*



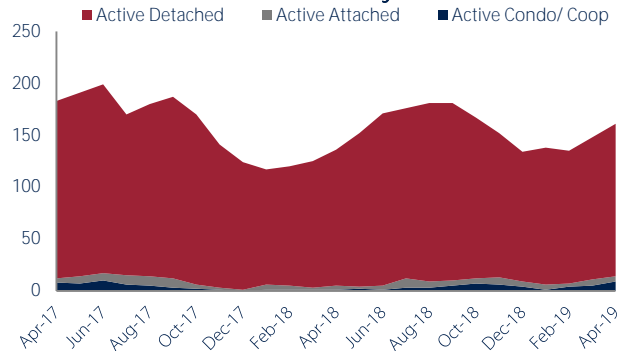
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Warrenton and New Baltimore. This month's total units sold was higher than at this time last year.

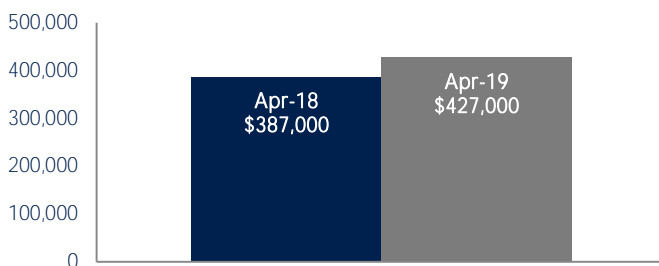
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 18%. The total number of active inventory this April was 161 compared to 136 in April 2018. This month's total of 161 is higher than the previous month's total supply of available inventory of 148, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warrenton and New Baltimore Homes was \$387,000. This April, the median sale price was \$427,000, an increase of 10% or \$40,000 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.

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 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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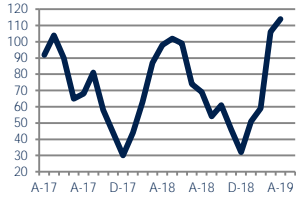
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April 2019

Zip Code(s): 20186, 20187 and 20188

New Listings

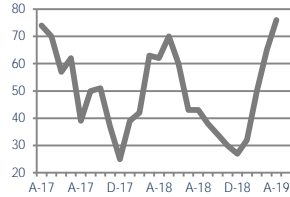
114



Up 16%
Vs. Year Ago

Current Contracts

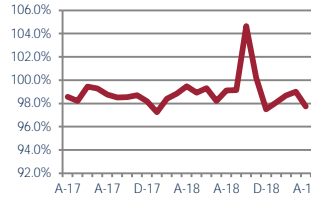
76



Up 23%
Vs. Year Ago

Sold Vs. List Price

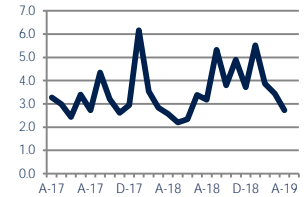
97.7%



Down -1.7%
Vs. Year Ago

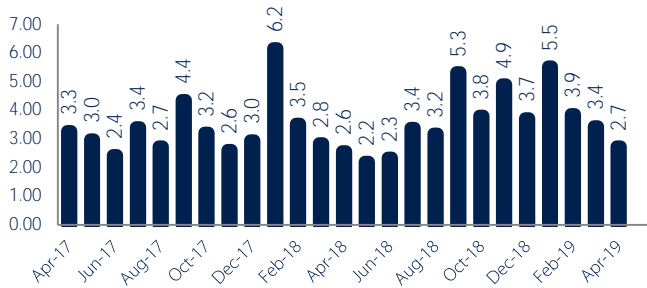
Months of Supply

2.7



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

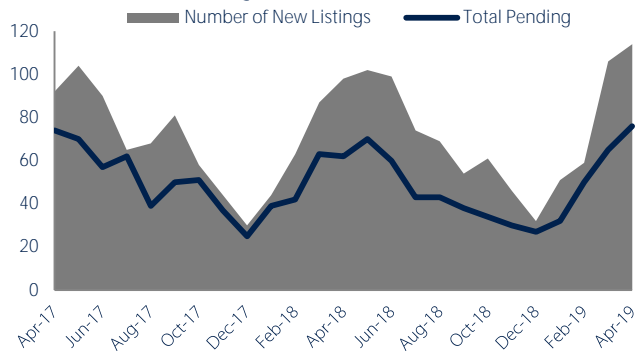
In April, there was 2.7 months of supply available in Warrenton and New Baltimore, compared to 2.6 in April 2018. That is an increase of 6% versus a year ago.

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.

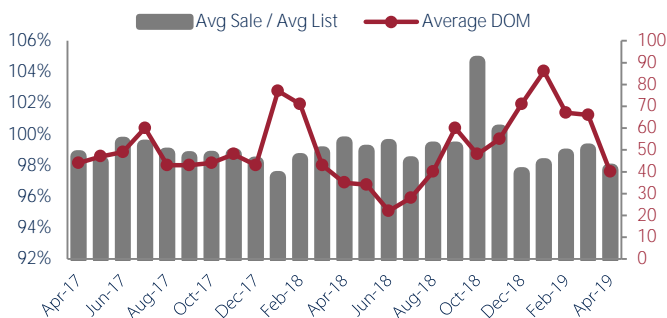
New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Warrenton and New Baltimore compared to 98 in April 2018, an increase of 16%. There were 76 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 23% higher 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 Warrenton and New Baltimore was 97.7% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 35, an increase of 14%.



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