



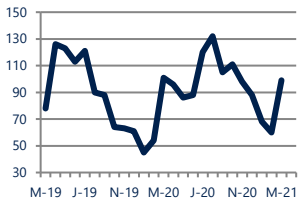
**Focus On: Centreville Housing Market**

March 2021

Zip Code(s): 20120 and 20121

**Units Sold**

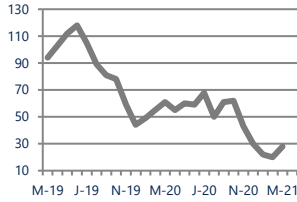
99



**Down -2%**  
Vs. Year Ago

**Active Inventory**

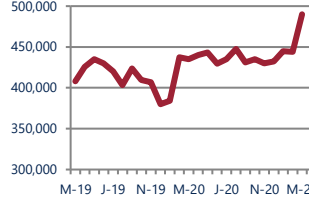
28



**Down -54%**  
Vs. Year Ago

**Median Sale Price**

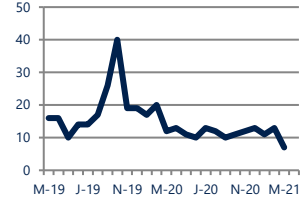
\$490,000



**Up 13%**  
Vs. Year Ago

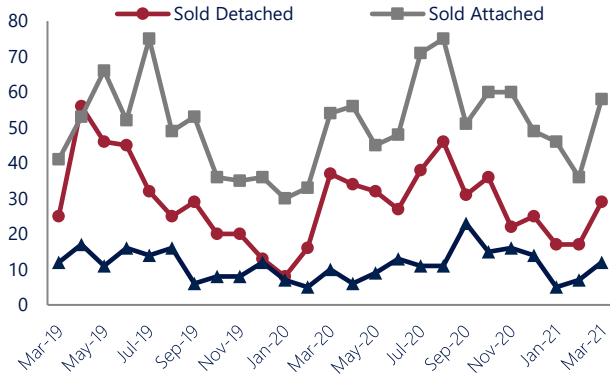
**Days On Market**

7



**Down -42%**  
Vs. Year Ago

**Units Sold\***



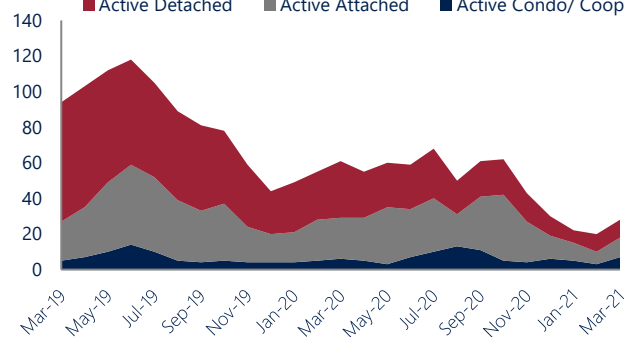
**Units Sold**

There was an increase in total units sold in March, with 99 sold this month in Centreville. This month's total units sold was lower than at this time last year.

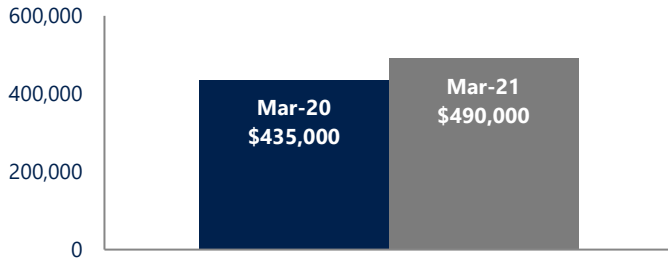
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 33 units or 54%. The total number of active inventory this March was 28 compared to 61 in March 2020. This month's total of 28 is higher than the previous month's total supply of available inventory of 20, an increase of 40%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Centreville Homes was \$435,000. This March, the median sale price was \$490,000, an increase of 13% or \$55,000 compared to last year. The current median sold price is 10% 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.

Centreville are defined as properties listed in zip code/s 20120 and 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.





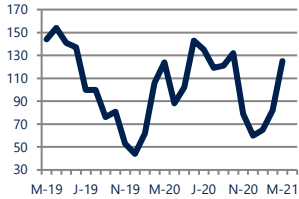
## Focus On: Centreville Housing Market

March 2021

Zip Code(s): 20120 and 20121

### New Listings

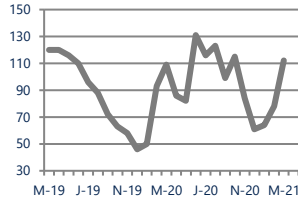
125



Up 1%  
Vs. Year Ago

### Current Contracts

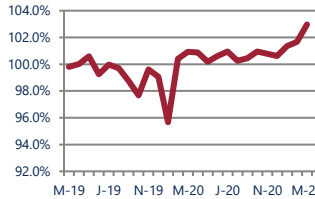
112



Up 3%  
Vs. Year Ago

### Sold Vs. List Price

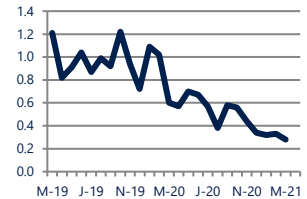
103.0%



Up 2%  
Vs. Year Ago

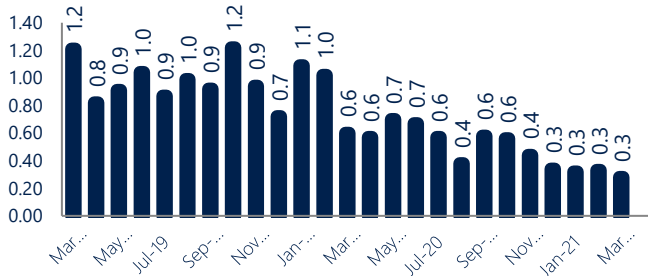
### Months of Supply

0.3



Down -53%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In March, there was 0.3 months of supply available in Centreville, compared to 0.6 in March 2020. That is a decrease of 53% versus a year ago.

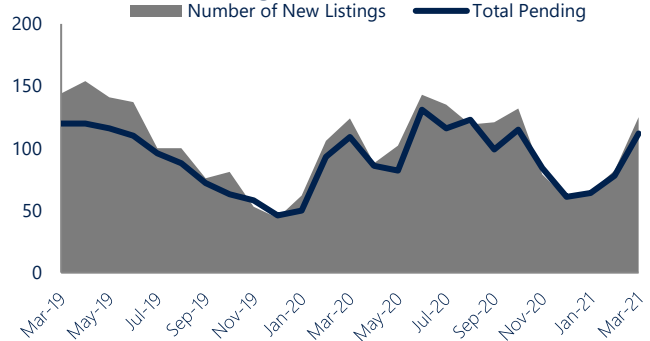
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

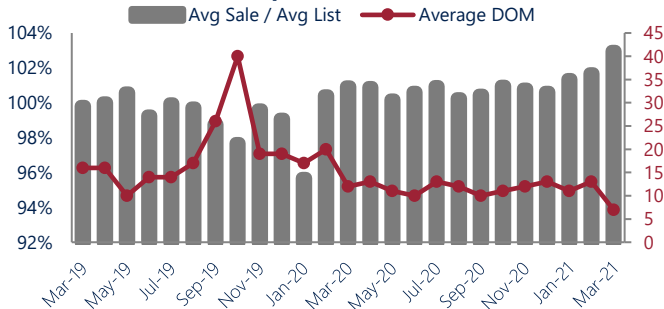
This month there were 125 homes newly listed for sale in Centreville compared to 124 in March 2020, an increase of 1%.

There were 112 current contracts pending sale this March compared to 109 a year ago. The number of current contracts is 3% 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 Centreville was 103.0% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 12, a decrease of 42%.



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