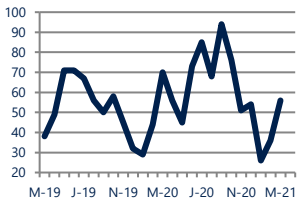




Zip Code(s): 20169, 20168 and 20143

Units Sold

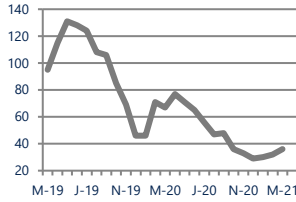
56



Down -20%
Vs. Year Ago

Active Inventory

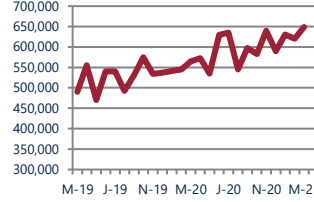
36



Down -46%
Vs. Year Ago

Median Sale Price

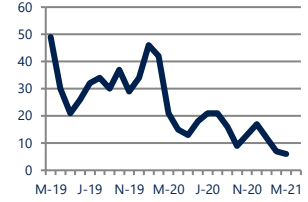
\$648,928



Up 15%
Vs. Year Ago

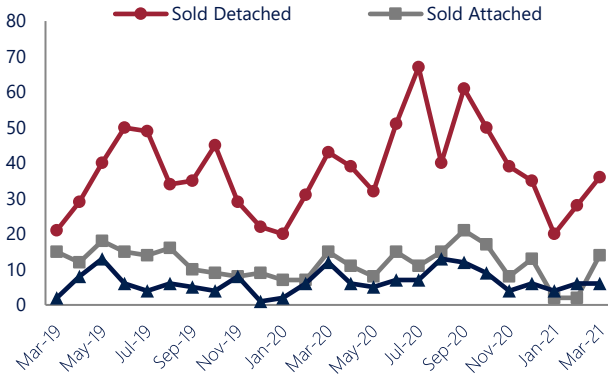
Days On Market

6



Down -71%
Vs. Year Ago

Units Sold*



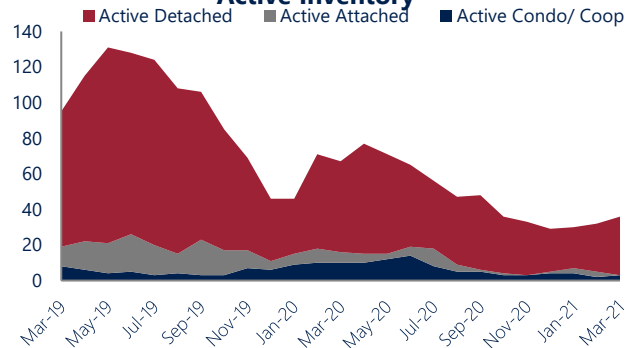
Units Sold

There was an increase in total units sold in March, with 56 sold this month in Haymarket and Catharpin. This month's total units sold was lower than at this time last year.

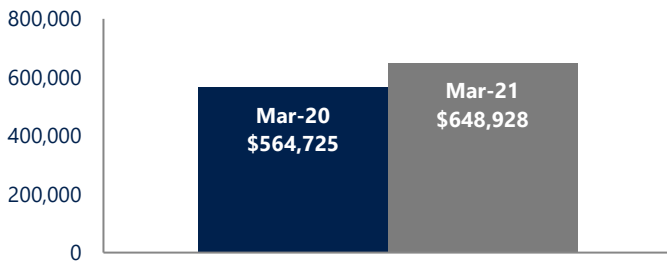
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 46%. The total number of active inventory this March was 36 compared to 67 in March 2020. This month's total of 36 is higher than the previous month's total supply of available inventory of 32, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Haymarket and Catharpin Homes was \$564,725. This March, the median sale price was \$648,928, an increase of 15% or \$84,203 compared to last year. The current median sold price is 5% 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.

Haymarket and Catharpin are defined as properties listed in zip code/s 20169, 20168 and 20143.

*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.





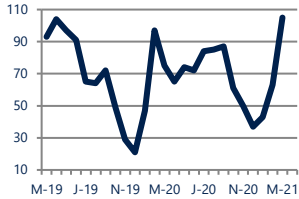
Focus On: Haymarket and Catharpin Housing Market

March 2021

Zip Code(s): 20169, 20168 and 20143

New Listings

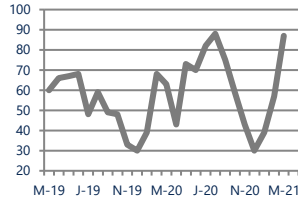
105



Up 40%
Vs. Year Ago

Current Contracts

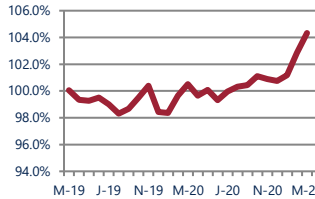
87



Up 38%
Vs. Year Ago

Sold Vs. List Price

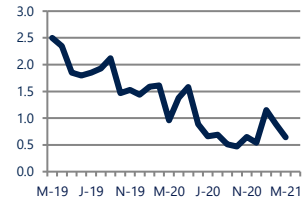
104.3%



Up 3.8%
Vs. Year Ago

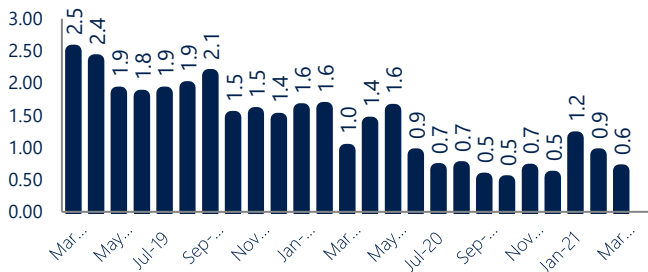
Months of Supply

0.6



Down -33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

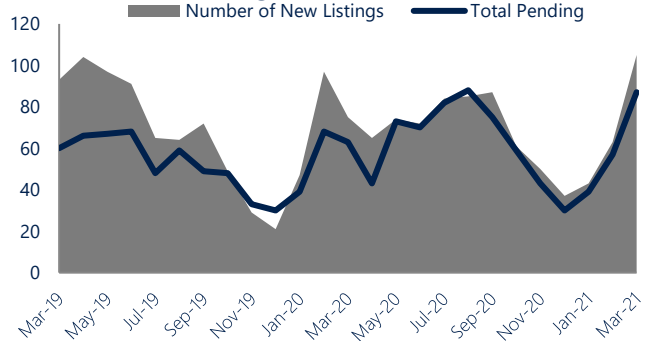
This month there were 105 homes newly listed for sale in Haymarket and Catharpin compared to 75 in March 2020, an increase of 40%. There were 87 current contracts pending sale this March compared to 63 a year ago. The number of current contracts is 38% higher than last March.

Months of Supply

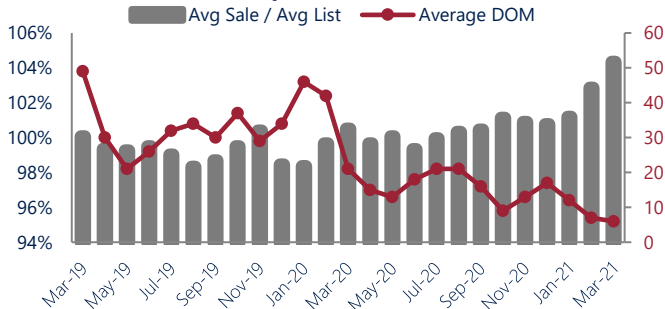
In March, there was 0.6 months of supply available in Haymarket and Catharpin, compared to 1.0 in March 2020. That is a decrease of 33% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Haymarket and Catharpin was 104.3% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 21, a decrease of 71%.



Haymarket and Catharpin are defined as properties listed in zip code/s 20169, 20168 and 20143.

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