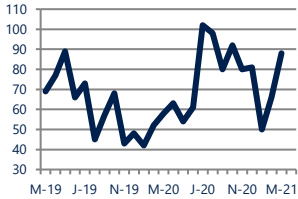




Zip Code(s): 22314

Units Sold

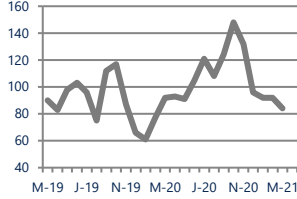
88



Up
Vs. Year Ago

Active Inventory

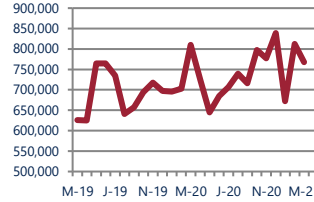
84



Down -9%
Vs. Year Ago

Median Sale Price

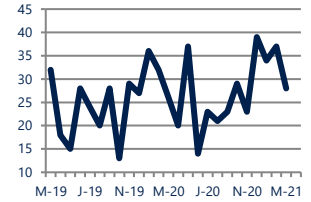
\$768,000



Down -5%
Vs. Year Ago

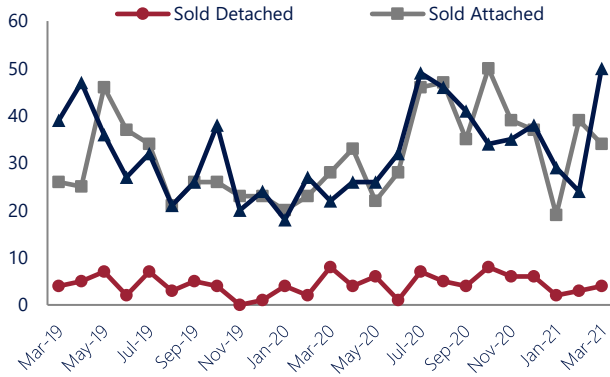
Days On Market

28



Up 8%
Vs. Year Ago

Units Sold*



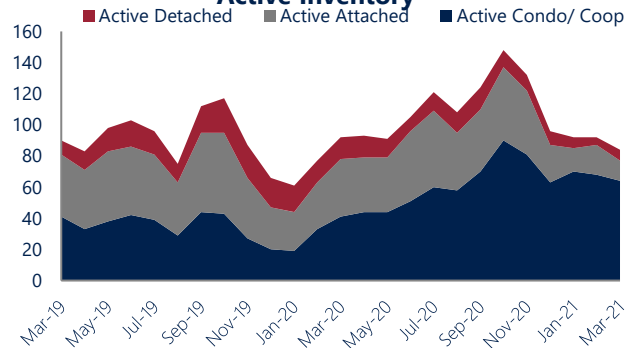
Units Sold

There was an increase in total units sold in March, with 88 sold this month in Old Town, Parker Gray, and Eisenhower Valley. This month's total units sold was higher than at this time last year.

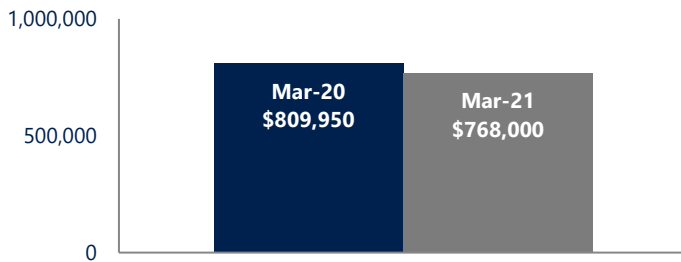
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 9%. The total number of active inventory this March was 84 compared to 92 in March 2020. This month's total of 84 is lower than the previous month's total supply of available inventory of 92, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$809,950. This March, the median sale price was \$768,000, a decrease of 5% or \$41,950 compared to last year. The current median sold price is 5% lower 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.

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

*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.

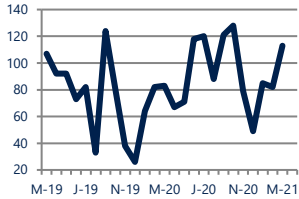




Zip Code(s): 22314

New Listings

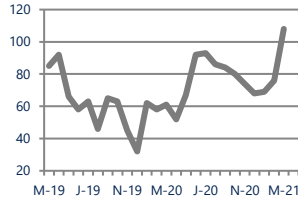
113



Up 36%
Vs. Year Ago

Current Contracts

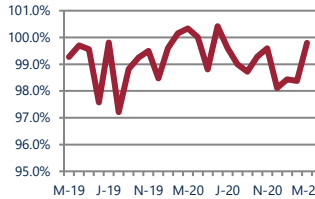
108



Up 77%
Vs. Year Ago

Sold Vs. List Price

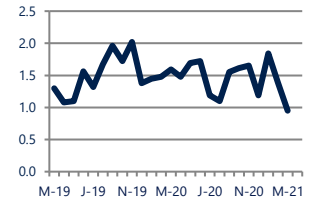
99.8%



Down -0.5%
Vs. Year Ago

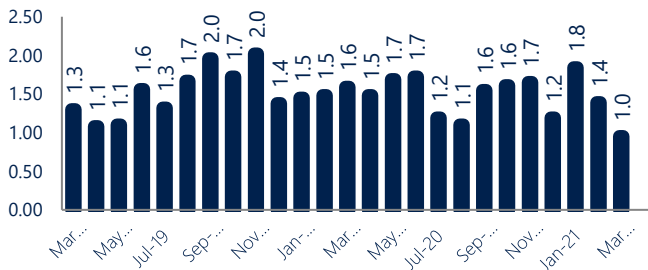
Months of Supply

1.0



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

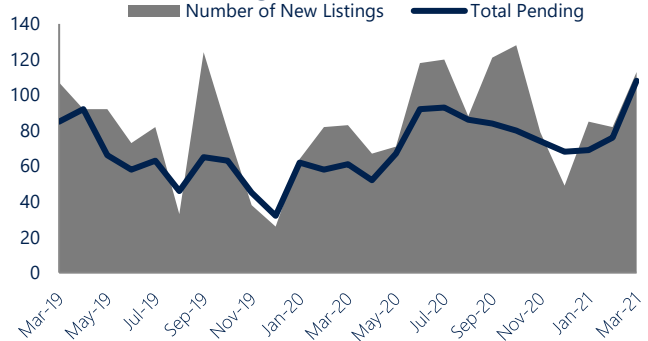
In March, there was 1.0 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.6 in March 2020. That is a decrease of 40% versus a year ago.

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.

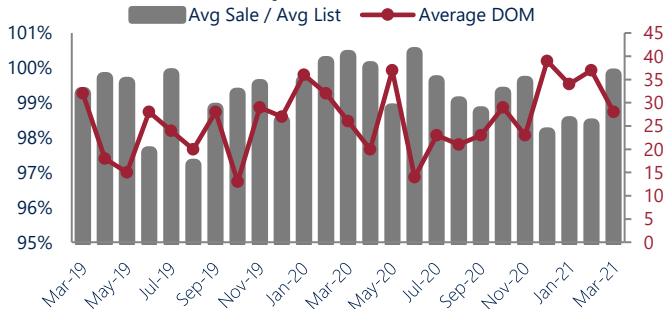
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 83 in March 2020, an increase of 36%. There were 108 current contracts pending sale this March compared to 61 a year ago. The number of current contracts is 77% 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 Old Town, Parker Gray, and Eisenhower Valley was 99.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 26, an increase of 8%.

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