



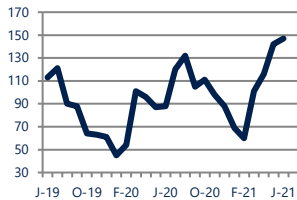
Focus On: Centreville Housing Market

June 2021

Zip Code(s): 20120 and 20121

Units Sold

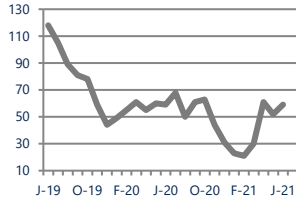
147



Up
Vs. Year Ago

Active Inventory

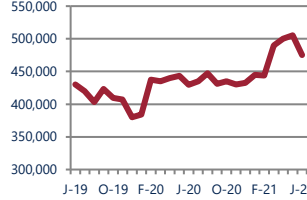
59



No Change
Vs. Year Ago

Median Sale Price

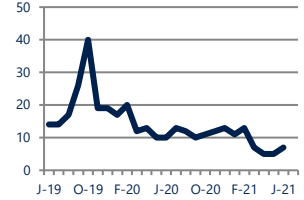
\$475,000



Up 11%
Vs. Year Ago

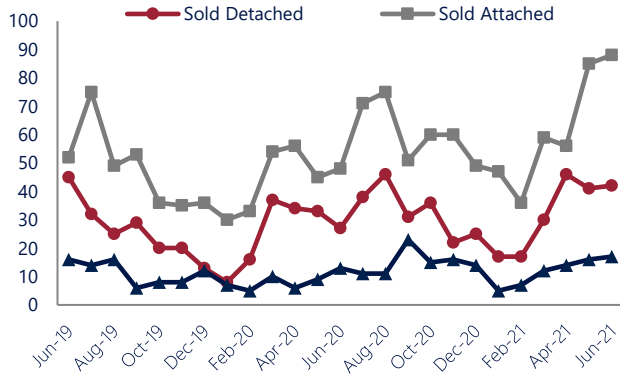
Days On Market

7



Down -30%
Vs. Year Ago

Units Sold*



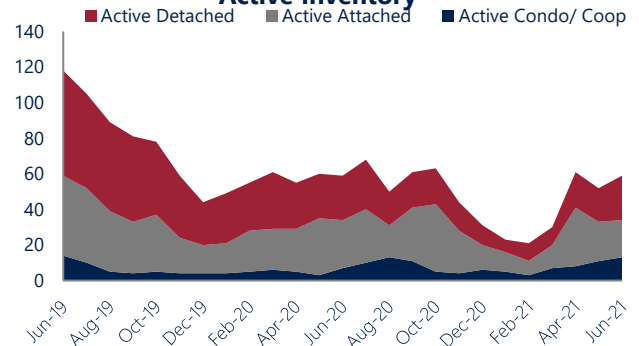
Units Sold

There was an increase in total units sold in June, with 147 sold this month in Centreville. This month's total units sold was higher than at this time last year.

Active Inventory

The total number of homes available this month is 59 units, which is similar compared to a year ago. This month's total of 59 is higher than the previous month's total supply of available inventory of 52, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Centreville Homes was \$429,500. This June, the median sale price was \$475,000, an increase of 11% or \$45,500 compared to last year. The current median sold price is 6% lower than in May.

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.





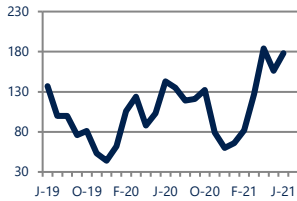
Focus On: Centreville Housing Market

June 2021

Zip Code(s): 20120 and 20121

New Listings

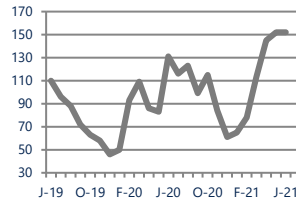
178



Up 24%
Vs. Year Ago

Current Contracts

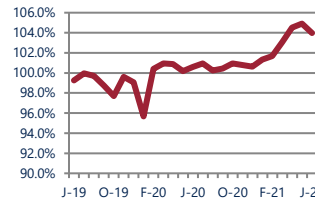
152



Up 16%
Vs. Year Ago

Sold Vs. List Price

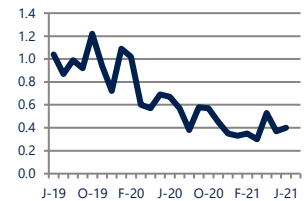
104.0%



Up 3.3%
Vs. Year Ago

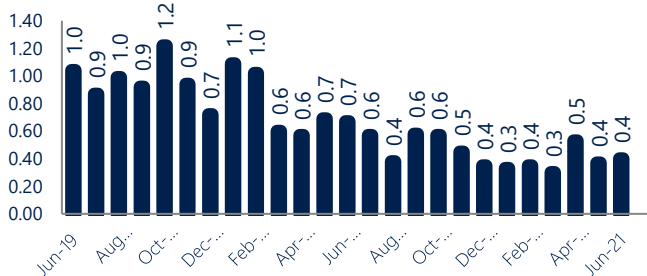
Months of Supply

0.4



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

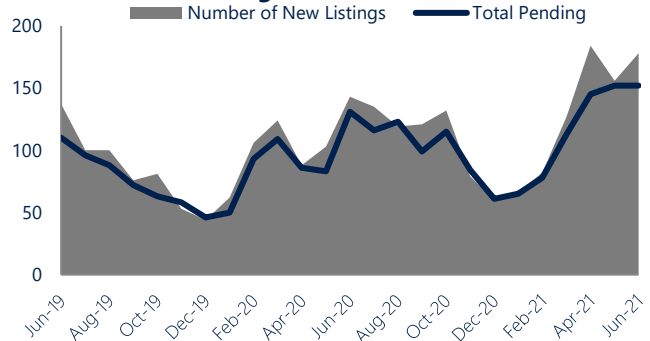
In June, there was 0.4 months of supply available in Centreville, compared to 0.7 in June 2020. That is a decrease of 40% versus a year ago.

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.

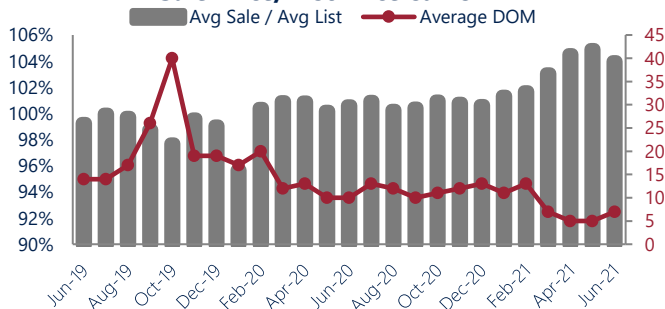
New Listings & Current Contracts

This month there were 178 homes newly listed for sale in Centreville compared to 143 in June 2020, an increase of 24%. There were 152 current contracts pending sale this June compared to 131 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Centreville was 104.0% of the average list price, which is 3.4% 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 10, a decrease of 30%.



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