



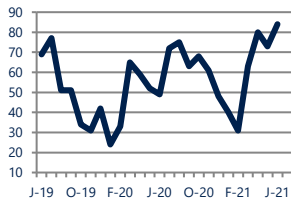
Focus On: Northern Centreville Housing Market

June 2021

Zip Code(s): 20120

Units Sold

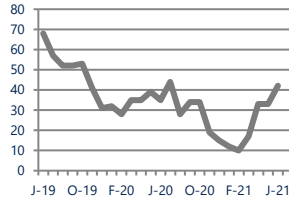
84



Up
Vs. Year Ago

Active Inventory

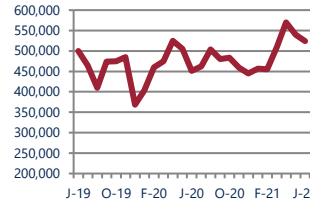
42



Up 20%
Vs. Year Ago

Median Sale Price

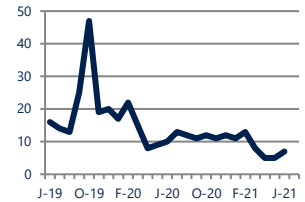
\$524,000



Up 16%
Vs. Year Ago

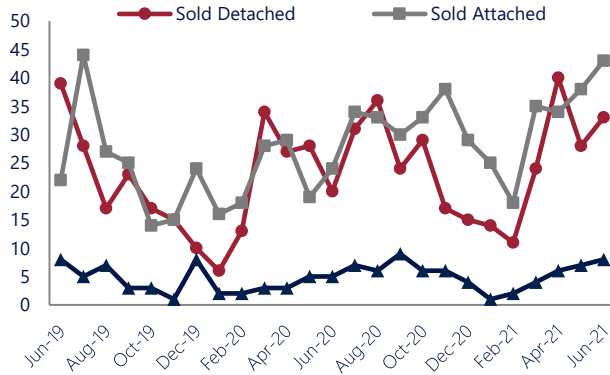
Days On Market

7



Down -30%
Vs. Year Ago

Units Sold*



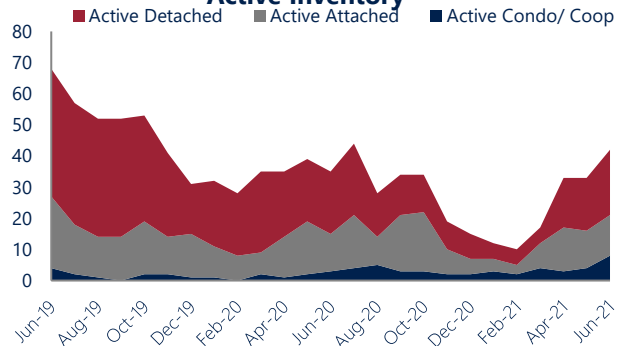
Units Sold

There was an increase in total units sold in June, with 84 sold this month in Northern Centreville. This month's total units sold was higher than at this time last year.

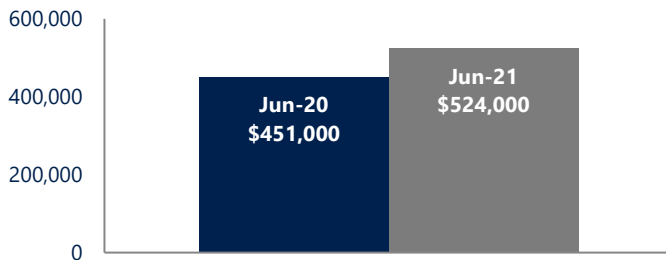
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 20%. The total number of active inventory this June was 42 compared to 35 in June 2020. This month's total of 42 is higher than the previous month's total supply of available inventory of 33, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Northern Centreville Homes was \$451,000. This June, the median sale price was \$524,000, an increase of 16% or \$73,000 compared to last year. The current median sold price is 3% 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.

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

*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.





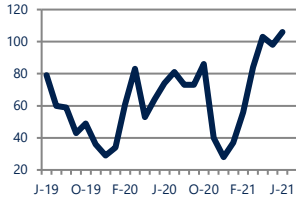
Focus On: Northern Centreville Housing Market

June 2021

Zip Code(s): 20120

New Listings

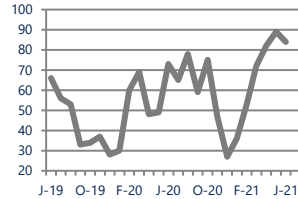
106



Up 43%
Vs. Year Ago

Current Contracts

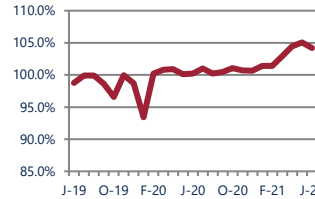
84



Up 15%
Vs. Year Ago

Sold Vs. List Price

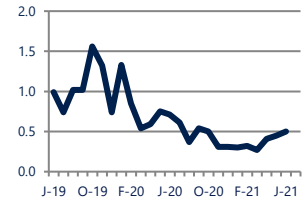
104.2%



Up 4%
Vs. Year Ago

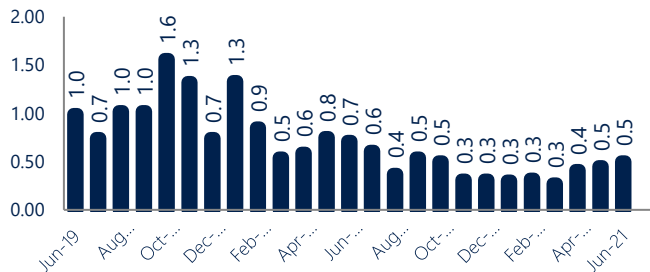
Months of Supply

0.5



Down -30%
Vs. Year Ago

Months of Supply



Months of Supply

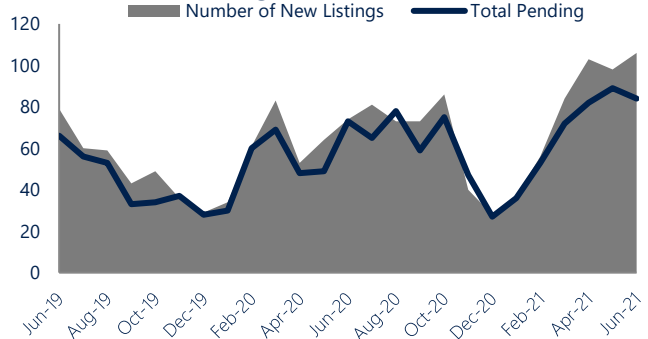
In June, there was 0.5 months of supply available in Northern Centreville, compared to 0.7 in June 2020. That is a decrease of 30% versus a year ago.

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.

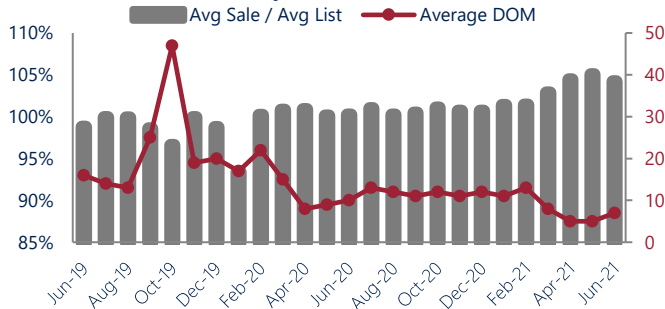
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Northern Centreville compared to 74 in June 2020, an increase of 43%. There were 84 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 15% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Northern Centreville was 104.2% of the average list price, which is 4.0% 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 10, a decrease of 30%.



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