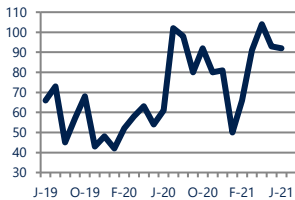




Zip Code(s): 22314

Units Sold

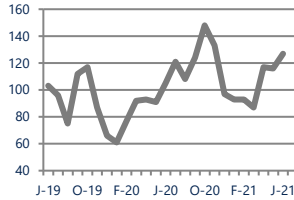
92



Up
Vs. Year Ago

Active Inventory

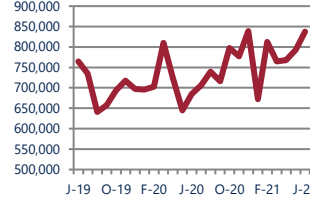
127



Up 21%
Vs. Year Ago

Median Sale Price

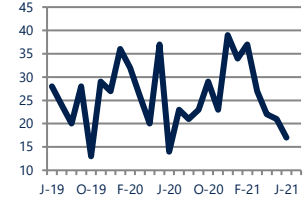
\$837,500



Up 22%
Vs. Year Ago

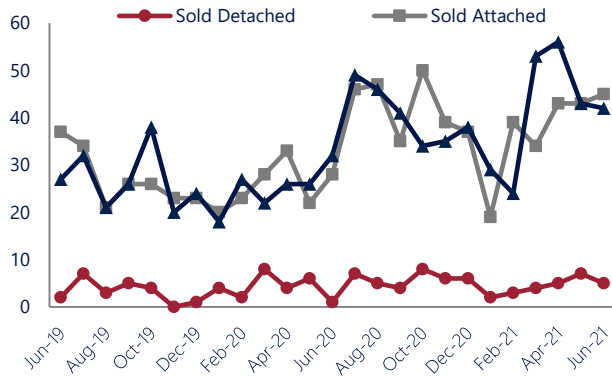
Days On Market

17



Up 21%
Vs. Year Ago

Units Sold*



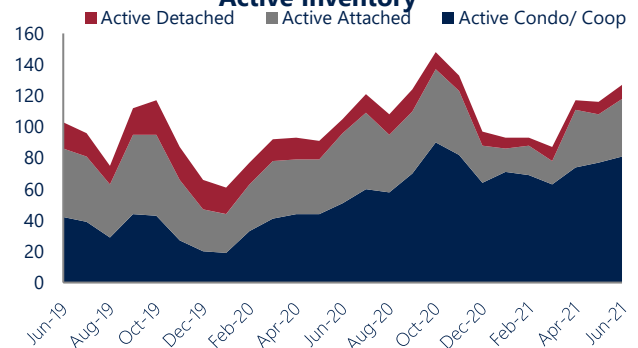
Units Sold

There was a decrease in total units sold in June, with 92 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.

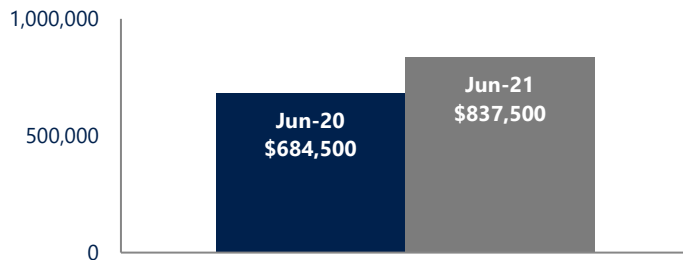
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 21%. The total number of active inventory this June was 127 compared to 105 in June 2020. This month's total of 127 is higher than the previous month's total supply of available inventory of 116, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$684,500. This June, the median sale price was \$837,500, an increase of 22% or \$153,000 compared to last year. The current median sold price is 6% higher 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.

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.

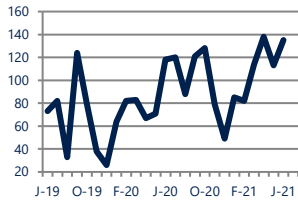




Zip Code(s): 22314

New Listings

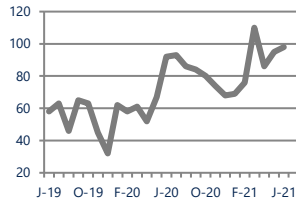
135



Up 14%
Vs. Year Ago

Current Contracts

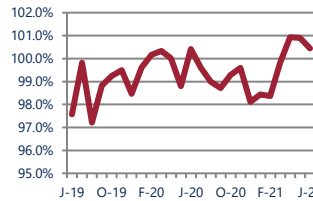
98



Up 7%
Vs. Year Ago

Sold Vs. List Price

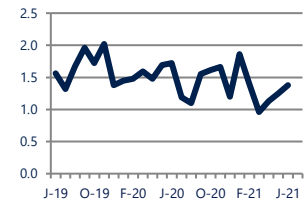
100.5%



No Change
Vs. Year Ago

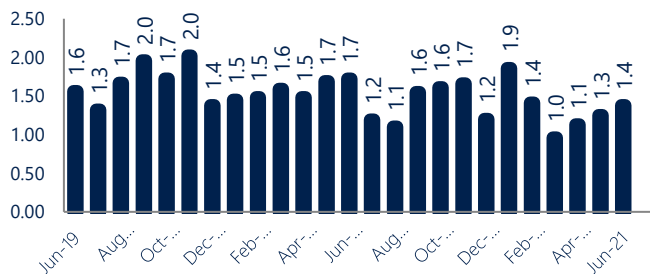
Months of Supply

1.4



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

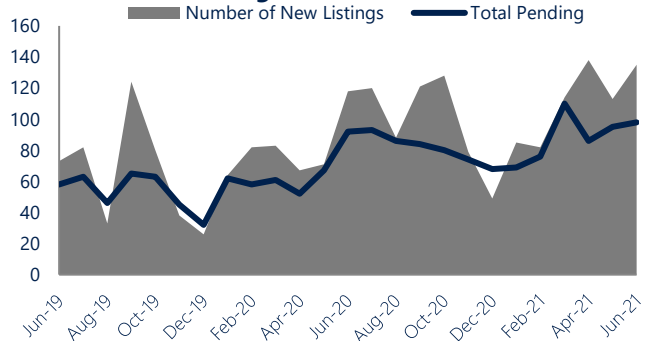
In June, there was 1.4 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.7 in June 2020. That is a decrease of 20% versus a year ago.

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.

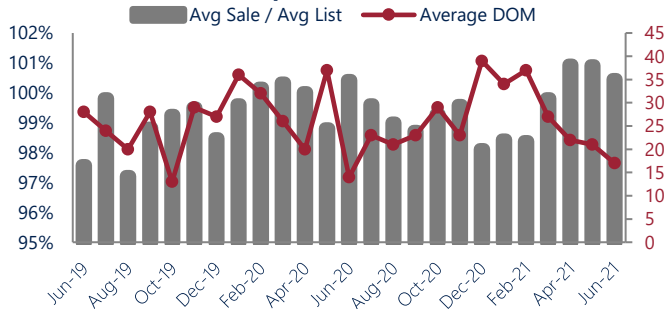
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 118 in June 2020, an increase of 14%. There were 98 current contracts pending sale this June compared to 92 a year ago. The number of current contracts is 7% 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 Old Town, Parker Gray, and Eisenhower Valley was 100.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 14, an increase of 21%.

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