



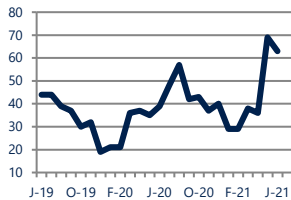
Focus On: Southern Centreville Housing Market

June 2021

Zip Code(s): 20121

Units Sold

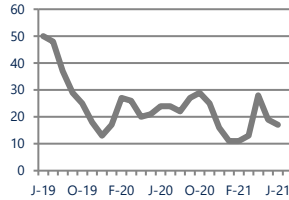
63



Up
Vs. Year Ago

Active Inventory

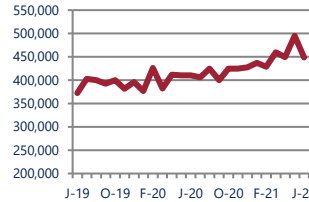
17



Down -29%
Vs. Year Ago

Median Sale Price

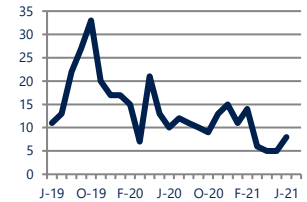
\$449,000



Up 10%
Vs. Year Ago

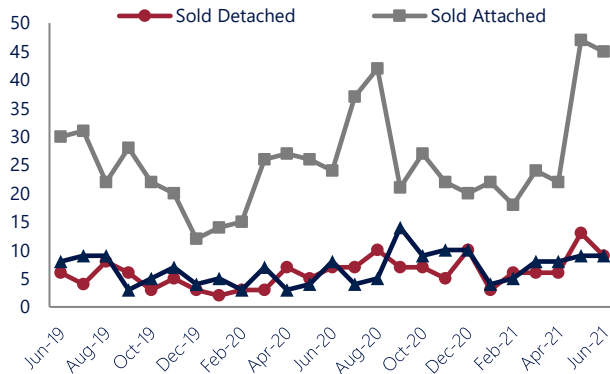
Days On Market

8



Down -20%
Vs. Year Ago

Units Sold*



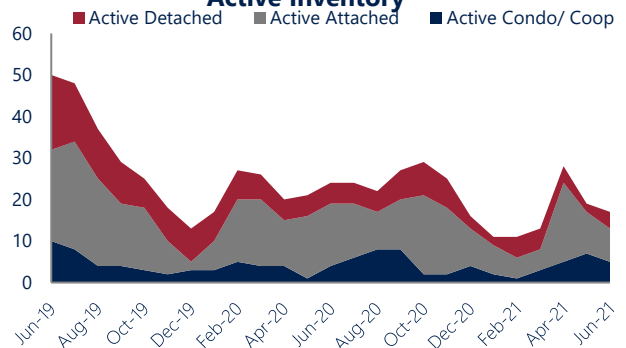
Units Sold

There was a decrease in total units sold in June, with 63 sold this month in Southern 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 lower by 7 units or 29%. The total number of active inventory this June was 17 compared to 24 in June 2020. This month's total of 17 is lower than the previous month's total supply of available inventory of 19, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Southern Centreville Homes was \$410,000. This June, the median sale price was \$449,000, an increase of 10% or \$39,000 compared to last year. The current median sold price is 9% 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.

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





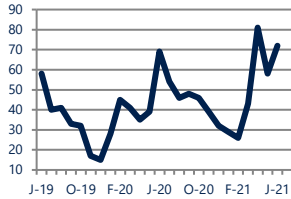
Focus On: Southern Centreville Housing Market

June 2021

Zip Code(s): 20121

New Listings

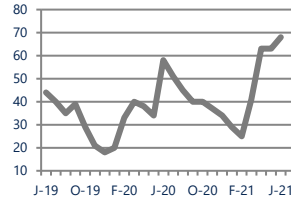
72



Up 4%
Vs. Year Ago

Current Contracts

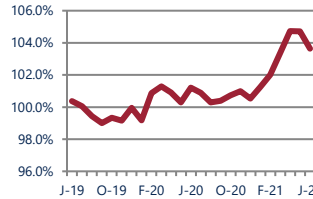
68



Up 17%
Vs. Year Ago

Sold Vs. List Price

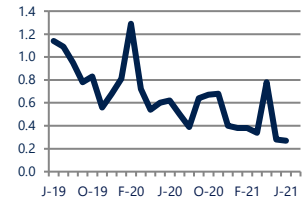
103.6%



Up 2.4%
Vs. Year Ago

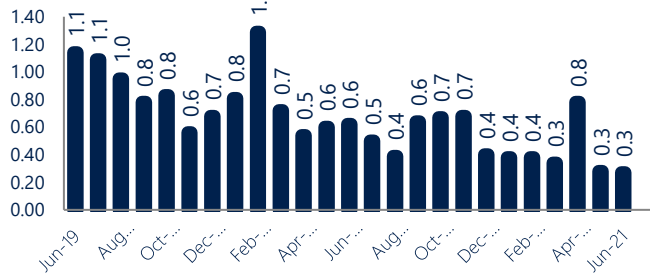
Months of Supply

0.3



Down -56%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

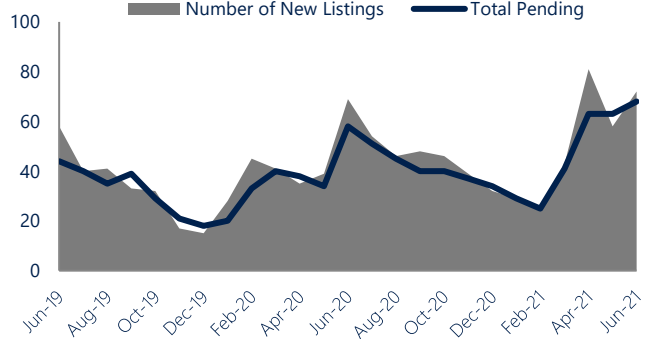
This month there were 72 homes newly listed for sale in Southern Centreville compared to 69 in June 2020, an increase of 4%. There were 68 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 17% higher than last June.

Months of Supply

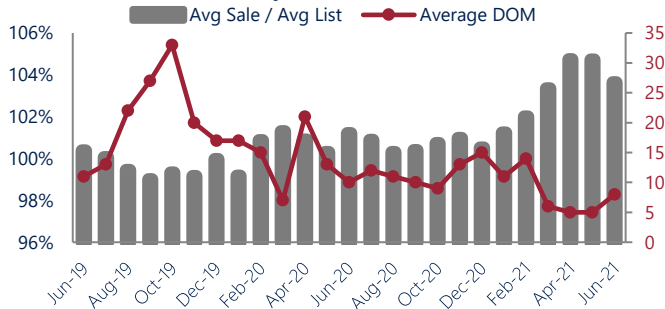
In June, there was 0.3 months of supply available in Southern Centreville, compared to 0.6 in June 2020. That is a decrease of 56% versus a year ago.

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 June, the average sale price in Southern Centreville was 103.6% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 10, a decrease of 20%.



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