



The Long & Foster Market Minute™

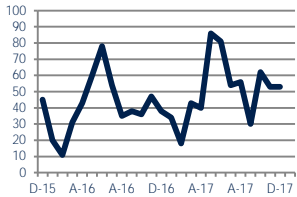
Focus On: American University Park and the Palisades Housing Market

December 2017

Zip Code(s): 20016

Units Sold

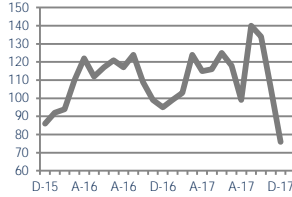
53



Up 39%
Vs. Year Ago

Active Inventory

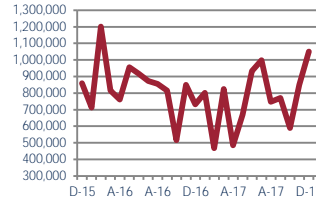
76



Down -20%
Vs. Year Ago

Median Sale Price

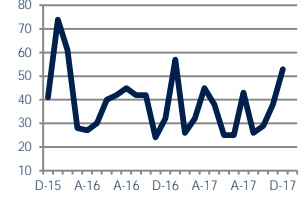
\$1,050,000



Up
Vs. Year Ago

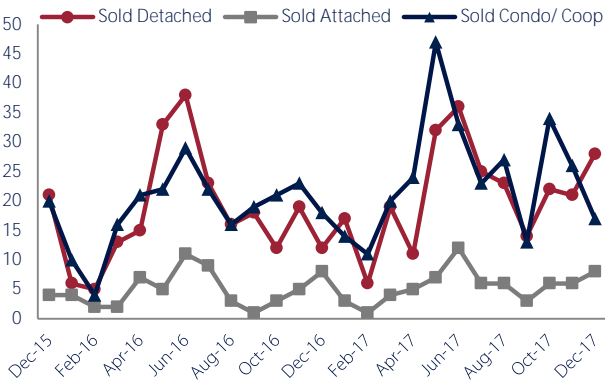
Days On Market

53



Up 66%
Vs. Year Ago

Units Sold*



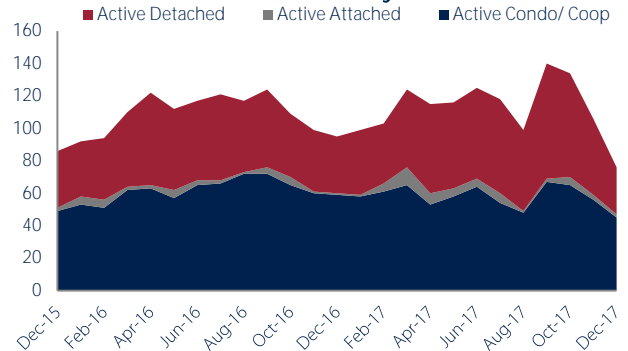
Units Sold

The number of units sold remained stable in December, with 53 sold this month in American University Park and the Palisades. This month's total units sold was higher than at this time last year, an increase of 39% versus December 2016.

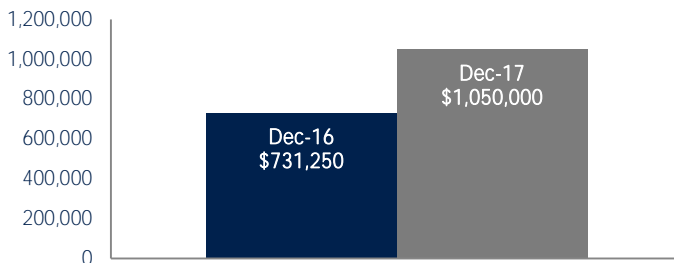
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 20%. The total number of active inventory this December was 76 compared to 95 in December 2016. This month's total of 76 is lower than the previous month's total supply of available inventory of 106, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for American University Park and the Palisades Homes was \$731,250. This December, the median sale price was \$1,050,000, an increase of \$318,750 compared to last year. The current median sold price is higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



American University Park and the Palisades are defined as properties listed in zip code/s 20016 and includes, but is not limited to these neighborhoods: Spring Valley, Wesley Heights, AU Park, and the Palisades.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

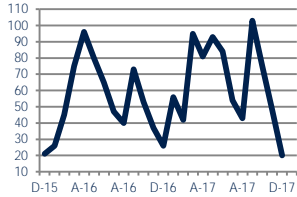




Zip Code(s): 20016

New Listings

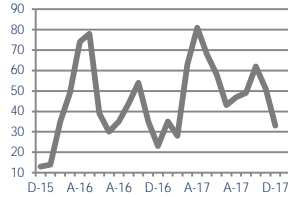
20



Down -23%
Vs. Year Ago

Current Contracts

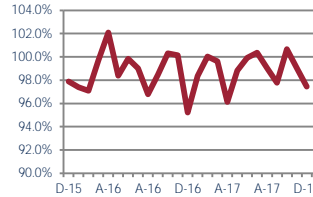
33



Up 43%
Vs. Year Ago

Sold Vs. List Price

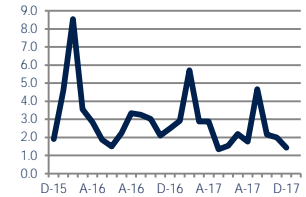
97.4%



Up 2.3%
Vs. Year Ago

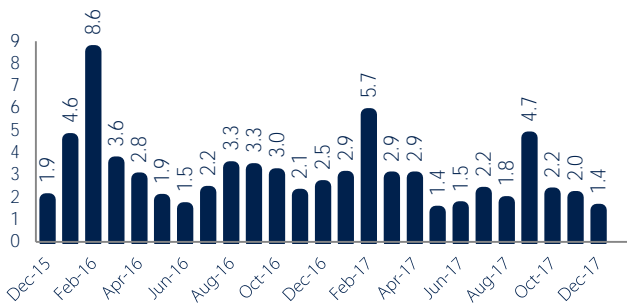
Months of Supply

1.4



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

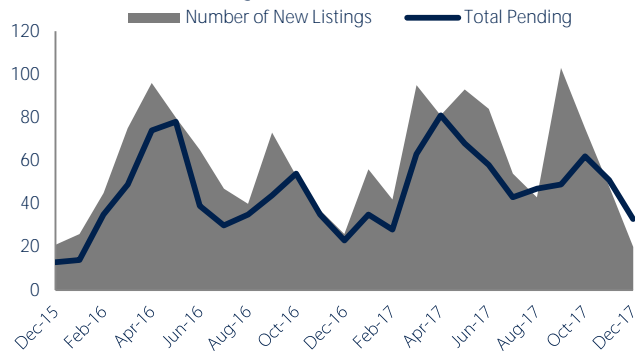
In December, there was 1.4 months of supply available in American University Park and the Palisades, compared to 2.5 in December 2016. That is a decrease of 43% versus a year ago.

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.

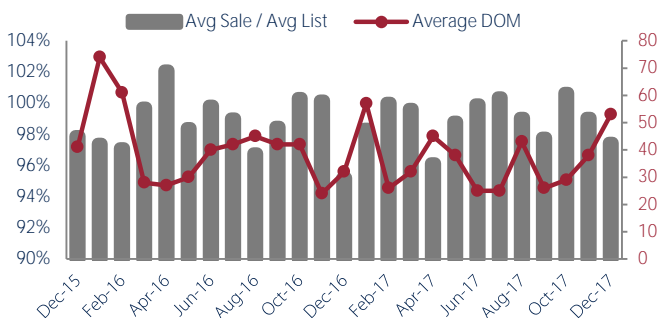
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in American University Park and the Palisades compared to 26 in December 2016, a decrease of 23%. There were 33 current contracts pending sale this December compared to 23 a year ago. The number of current contracts is 43% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in American University Park and the Palisades was 97.4% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 32, an increase of 66%.



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