



The Long & Foster Market Minute™

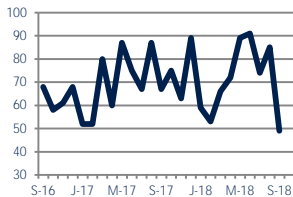
Focus On: **Brightwood and Petworth Housing Market**

September 2018

Zip Code(s): 20011

Units Sold

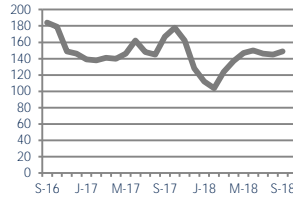
49



Down -27%
Vs. Year Ago

Active Inventory

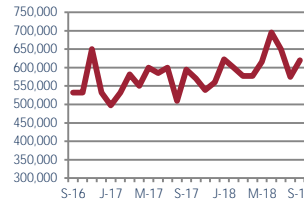
149



Down -11%
Vs. Year Ago

Median Sale Price

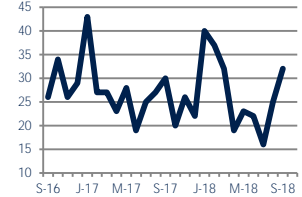
\$620,000



Up 4%
Vs. Year Ago

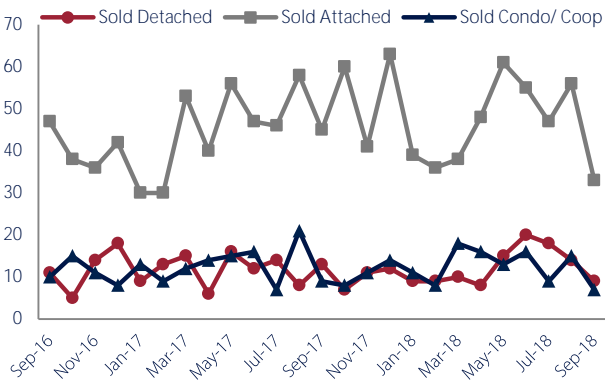
Days On Market

32



Up 7%
Vs. Year Ago

Units Sold*



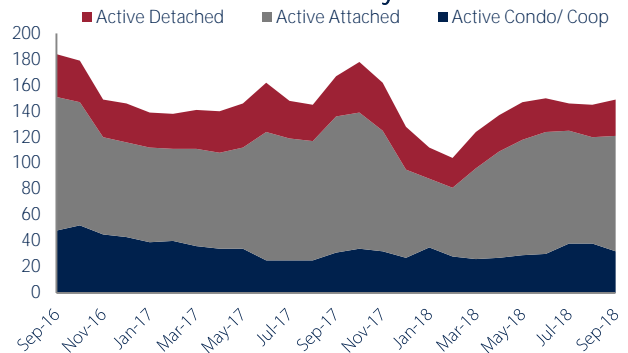
Units Sold

There was a decrease in total units sold in September, with 49 sold this month in Brightwood and Petworth. This month's total units sold was lower than at this time last year.

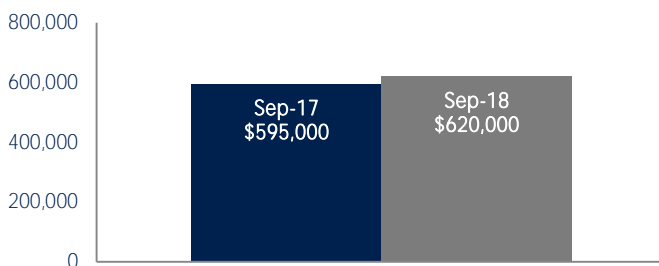
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 11%. The total number of active inventory this September was 149 compared to 167 in September 2017. This month's total of 149 is higher than the previous month's total supply of available inventory of 145, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Brightwood and Petworth Homes was \$595,000. This September, the median sale price was \$620,000, an increase of 4% or \$25,000 compared to last year. The current median sold price is 8% higher than in August.

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

Brightwood and Petworth are defined as properties listed in zip code/s 20011.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

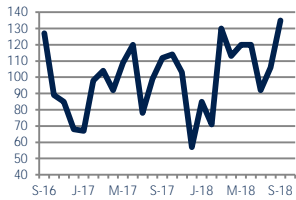




Zip Code(s): 20011

New Listings

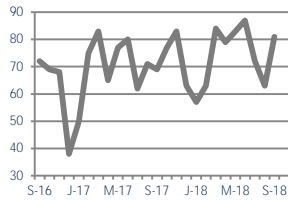
135



Up 21%
Vs. Year Ago

Current Contracts

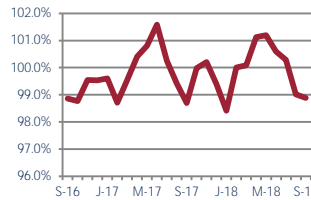
81



Up 17%
Vs. Year Ago

Sold Vs. List Price

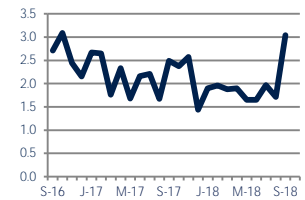
98.9%



No Change
Vs. Year Ago

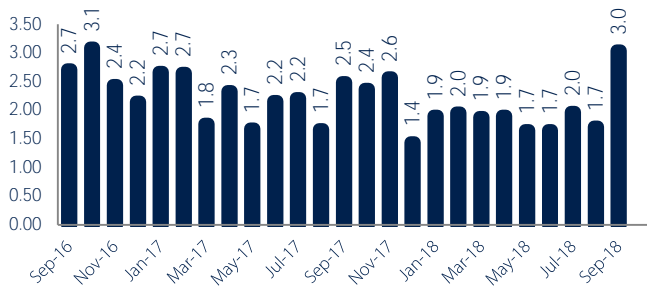
Months of Supply

3.0



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.0 months of supply available in Brightwood and Petworth, compared to 2.5 in September 2017. That is an increase of 22% versus a year ago.

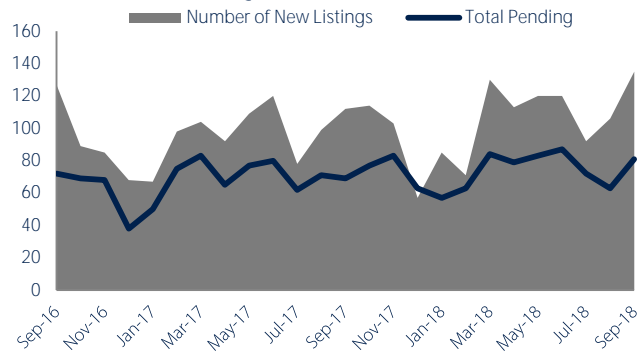
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

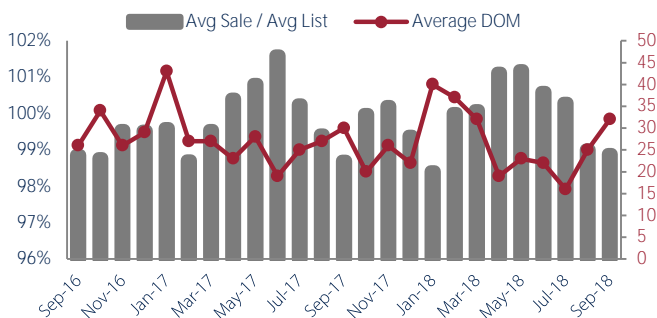
This month there were 135 newly listed for sale in Brightwood and Petworth compared to 112 in September 2017, an increase of 21%.

There were 81 current contracts pending sale this September compared to 69 a year ago. The number of current contracts is 17% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Brightwood and Petworth was 98.9% 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 32, higher than the average last year, which was 30, an increase of 7%.



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