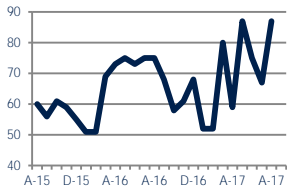


Focus On: Brightwood and Petworth Housing Market

August 2017

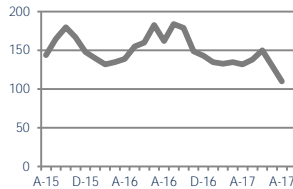
Zip Code(s): 20011

Units Sold
87



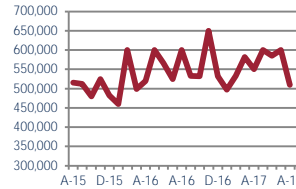
Up 16%
Vs. Year Ago

Active Inventory
110



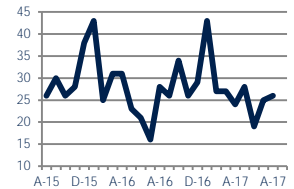
Down -32%
Vs. Year Ago

Median Sale Price
\$509,999

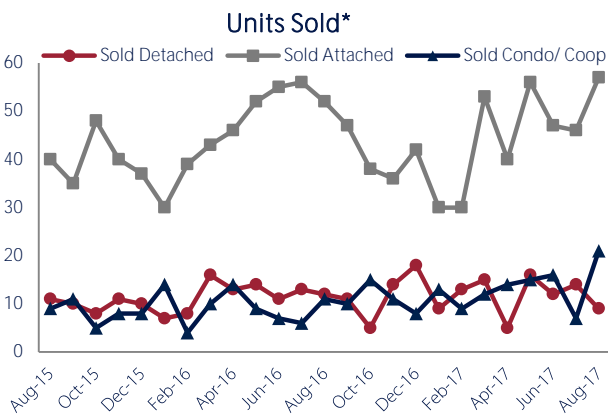


Down -15%
Vs. Year Ago

Days On Market
26



Down -7%
Vs. Year Ago

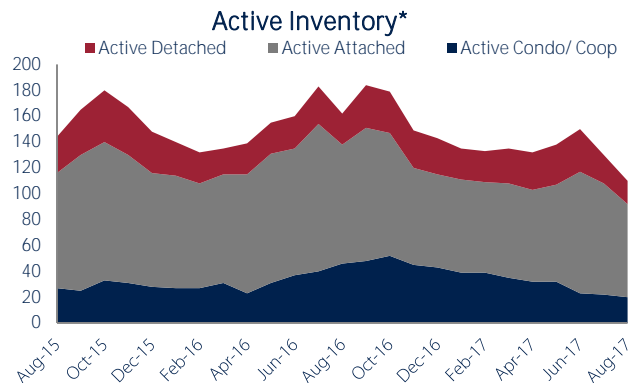


Units Sold

There was an increase in total units sold in August, with 87 sold this month in Brightwood and Petworth versus 67 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 16% versus August 2016.

Active Inventory

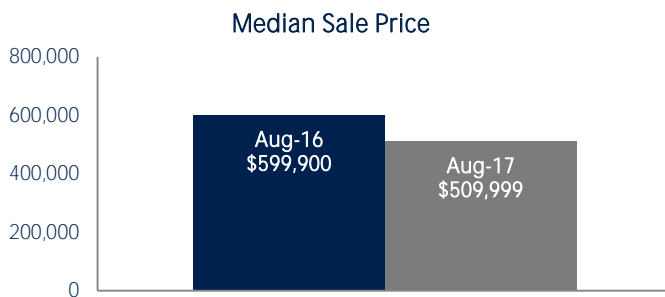
Versus last year, the total number of homes available this month is lower by 52 units or 32%. The total number of active inventory this August was 110 compared to 162 in August 2016. This month's total of 110 is lower than the previous month's total supply of available inventory of 130, a decrease of 15%.



Median Sale Price

Last August, the median sale price for Brightwood and Petworth Homes was \$599,900. This August, the median sale price was \$509,999, a decrease of 15% or \$89,901 compared to last year. The current median sold price is 15% lower than in July.

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



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REAL ESTATE

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 TRIAD 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 TRIAD or Long & Foster Real Estate, Inc.

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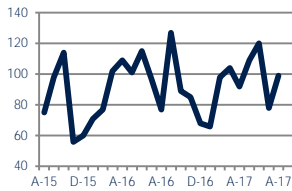
Focus On: Brightwood and Petworth Housing Market

August 2017

Zip Code(s): 20011

New Listings

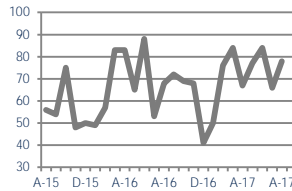
99



Up 29%
Vs. Year Ago

Current Contracts

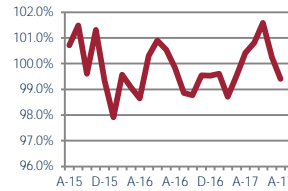
78



Up 15%
Vs. Year Ago

Sold Vs. List Price

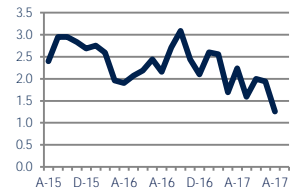
99.4%



No Change
Vs. Year Ago

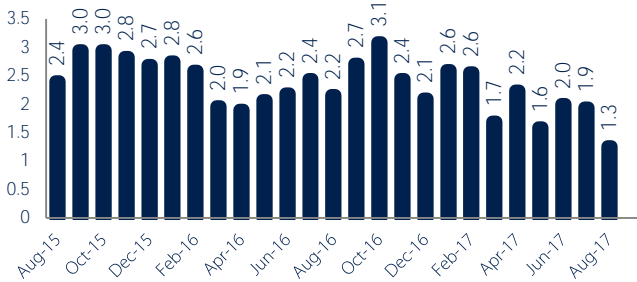
Months of Supply

1.3



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

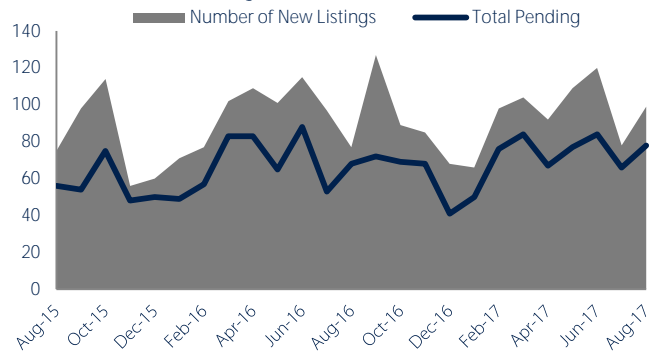
In August, there was 1.3 months of supply available in Brightwood and Petworth, compared to 2.2 in August 2016. That is a decrease of 41% versus a year ago.

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.

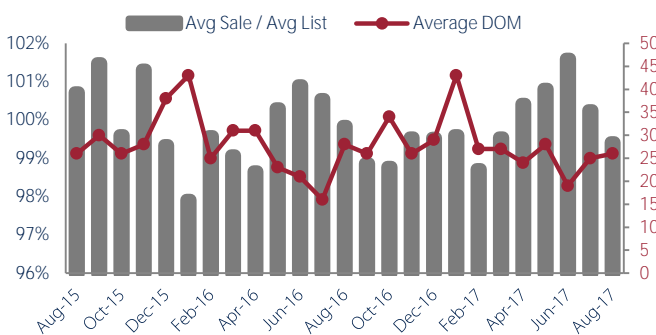
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Brightwood and Petworth compared to 77 in August 2016, an increase of 29%. There were 78 current contracts pending sale this August compared to 68 a year ago. The number of current contracts is 15% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Brightwood and Petworth was 99.4% 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 26, lower than the average last year, which was 28, a decrease of 7%.