



Focus On: Brightwood and Petworth Housing Market

July 2017

Zip Code(s): 20011

Units Sold

66

Active Inventory

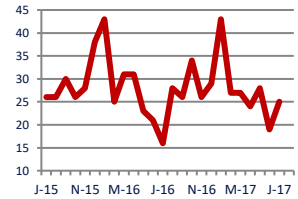
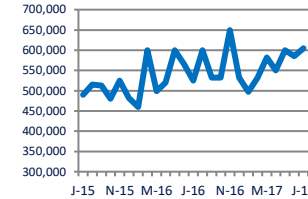
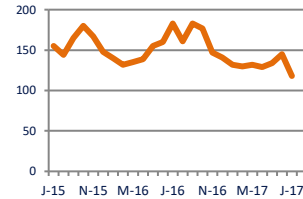
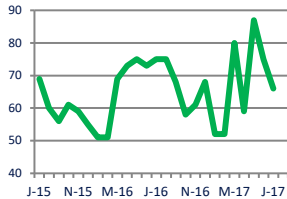
118

Median Sale Price

\$605,000

Days On Market

25



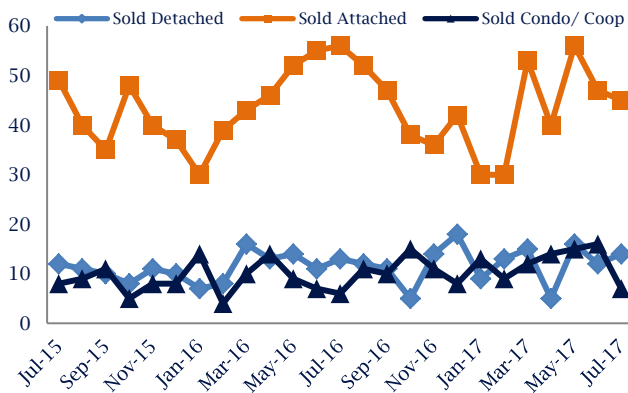
Down -12%
Vs. Year Ago

Down -36%
Vs. Year Ago

Up 15%
Vs. Year Ago

Up 56%
Vs. Year Ago

Units Sold*



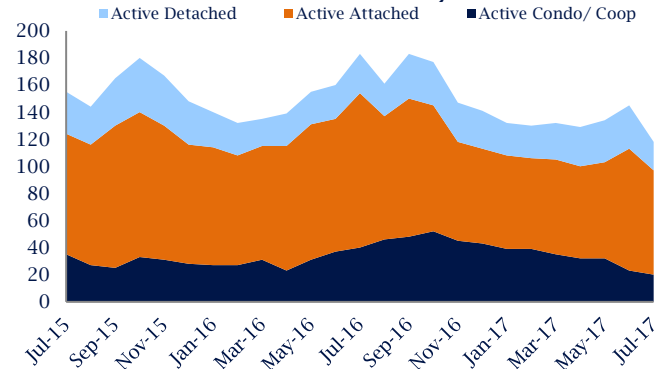
Units Sold

There was a decrease in total units sold in July, with 66 sold this month in Brightwood and Petworth versus 75 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2016.

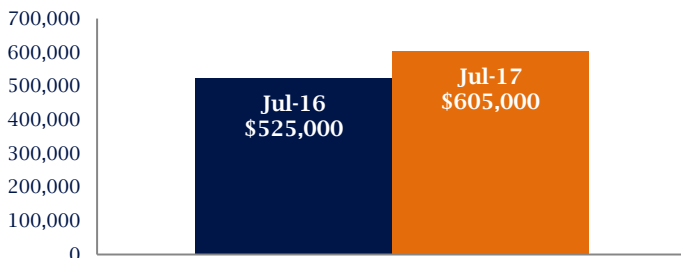
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 36%. The total number of active inventory this July was 118 compared to 183 in July 2016. This month's total of 118 is lower than the previous month's total supply of available inventory of 145, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Brightwood and Petworth Homes was \$525,000. This July, the median sale price was \$605,000, an increase of 15% or \$80,000 compared to last year. The current median sold price is 3% higher than in June.

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.



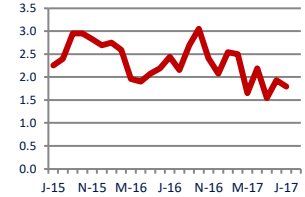
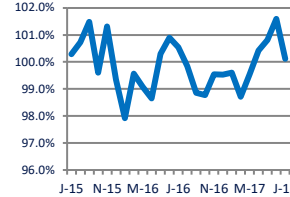
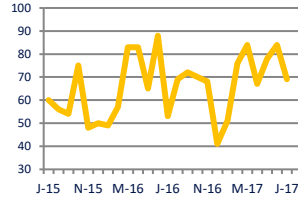
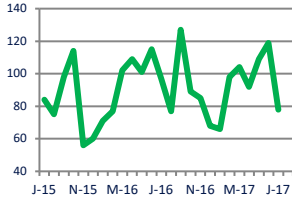


Focus On: Brightwood and Petworth Housing Market

July 2017

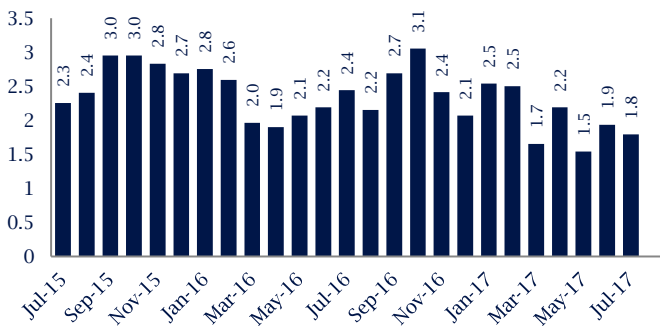
Zip Code(s): 20011

New Listings 78	Current Contracts 69	Sold Vs. List Price 100.1%	Months of Supply 1.8
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Down -20% Vs. Year Ago	Up 30% Vs. Year Ago	No Change Vs. Year Ago	Down -27% Vs. Year Ago
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Months Of Supply



Months of Supply

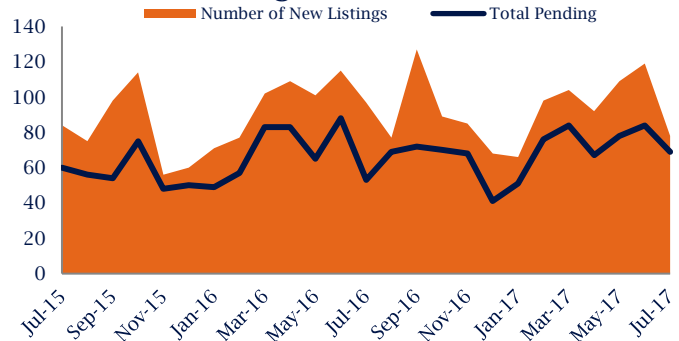
In July, there was 1.8 months of supply available in Brightwood and Petworth, compared to 2.4 in July 2016. That is a decrease of 27% versus a year ago.

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 78 homes newly listed for sale in Brightwood and Petworth compared to 97 in July 2016, a decrease of 20%. There were 69 current contracts pending sale this July compared to 53 a year ago. The number of current contracts is 30% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Brightwood and Petworth was 100.1% 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 25, higher than the average last year, which was 16, an increase of 56%.

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