



The Long & Foster Market Minute™

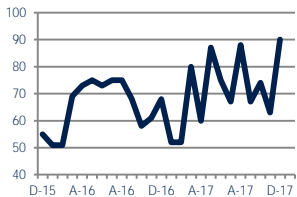
Focus On: **Brightwood and Petworth Housing Market**

December 2017

Zip Code(s): 20011

Units Sold

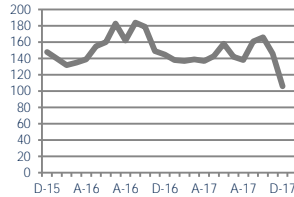
90



Up 32%
Vs. Year Ago

Active Inventory

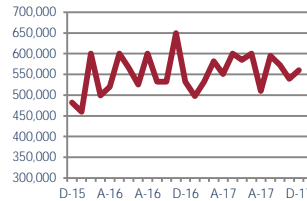
106



Down -27%
Vs. Year Ago

Median Sale Price

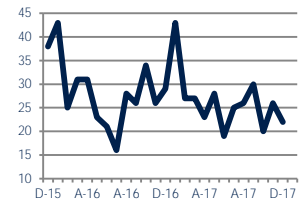
\$560,000



Up 5%
Vs. Year Ago

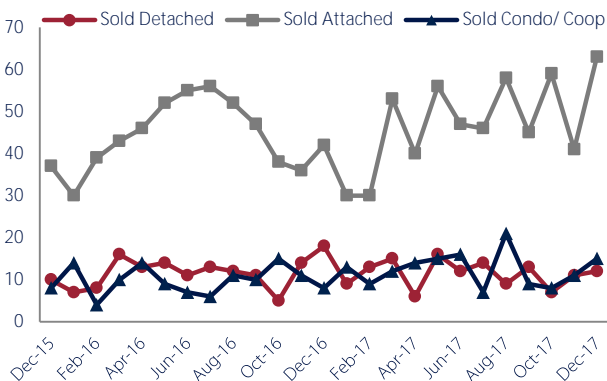
Days On Market

22



Down -24%
Vs. Year Ago

Units Sold*



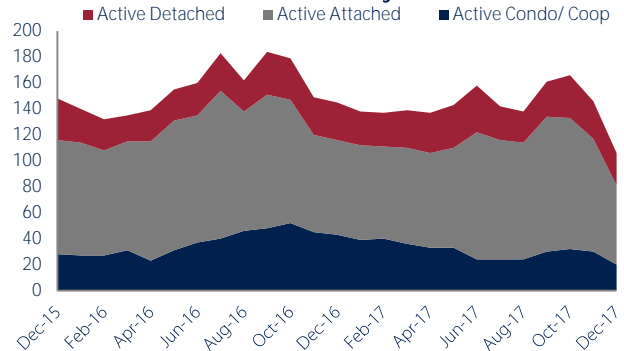
Units Sold

There was an increase in total units sold in December, with 90 sold this month in Brightwood and Petworth. 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 39 units or 27%. The total number of active inventory this December was 106 compared to 145 in December 2016. This month's total of 106 is lower than the previous month's total supply of available inventory of 146, a decrease of 27%.

Active Inventory*

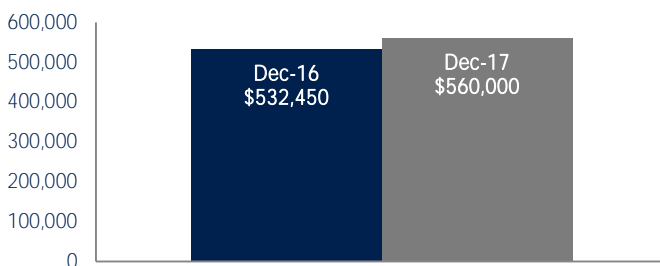


Median Sale Price

Last December, the median sale price for Brightwood and Petworth Homes was \$532,450. This December, the median sale price was \$560,000, an increase of 5% or \$27,550 compared to last year. The current median sold price is 4% 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.

Median Sale Price



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.



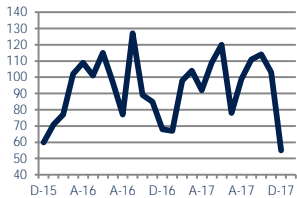
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20011

New Listings

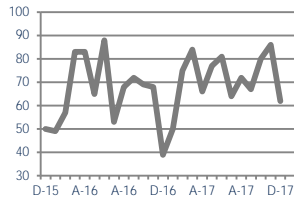
55



Down -19%
Vs. Year Ago

Current Contracts

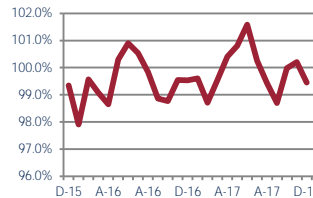
62



Up 59%
Vs. Year Ago

Sold Vs. List Price

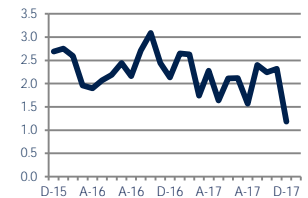
99.5%



No Change
Vs. Year Ago

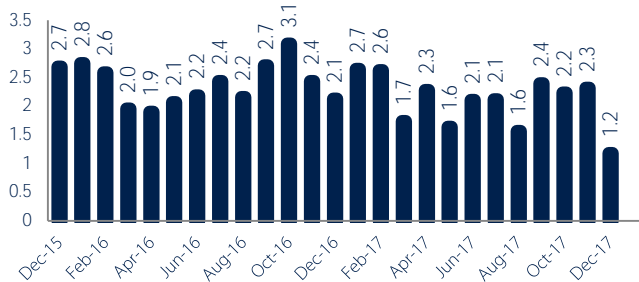
Months of Supply

1.2



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

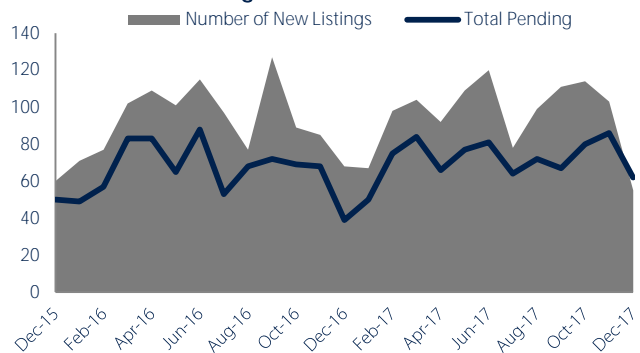
In December, there was 1.2 months of supply available in Brightwood and Petworth, compared to 2.1 in December 2016. That is a decrease of 45% versus a year ago.

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.

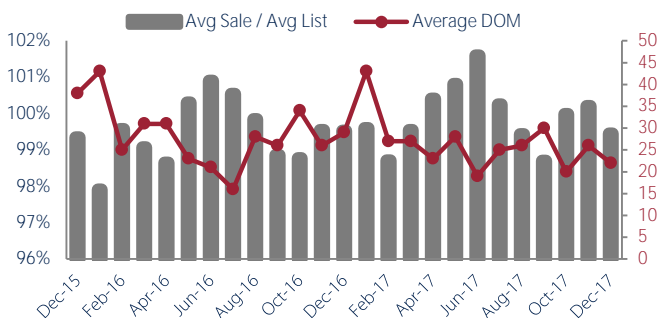
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Brightwood and Petworth compared to 68 in December 2016, a decrease of 19%. There were 62 current contracts pending sale this December compared to 39 a year ago. The number of current contracts is 59% 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 Brightwood and Petworth was 99.5% 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 22, lower than the average last year, which was 29, a decrease of 24%.



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