



# The Long & Foster Market Minute™

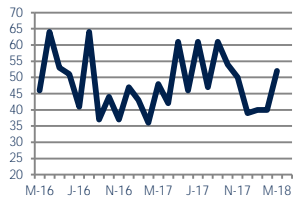
Focus On: Brookland and Woodridge Housing Market

March 2018

Zip Code(s): 20017 and 20018

## Units Sold

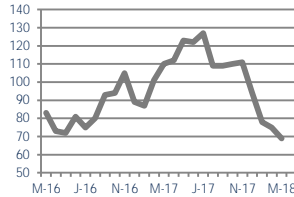
52



Up 8%  
Vs. Year Ago

## Active Inventory

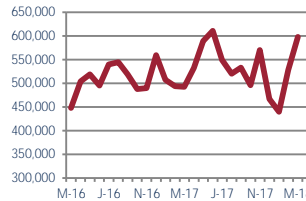
69



Down -37%  
Vs. Year Ago

## Median Sale Price

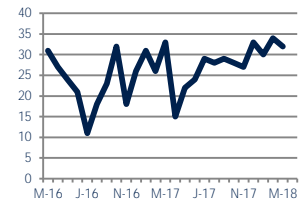
\$597,500



Up 21%  
Vs. Year Ago

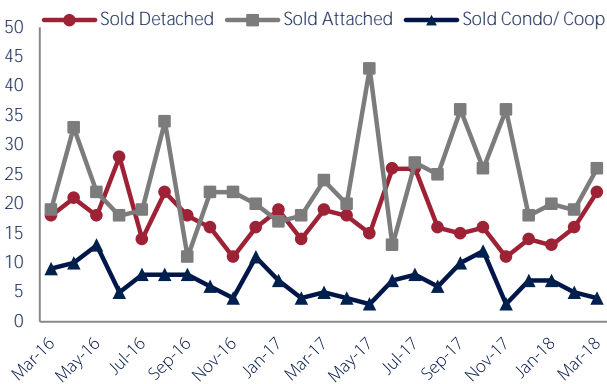
## Days On Market

32



Down -3%  
Vs. Year Ago

## Units Sold\*



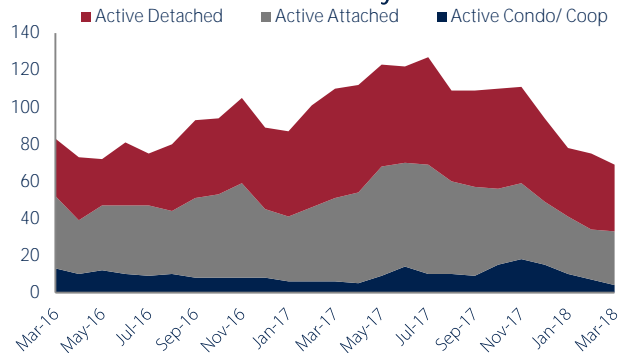
## Units Sold

There was an increase in total units sold in March, with 52 sold this month in Brookland and Woodridge versus 40 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 8% versus March 2017.

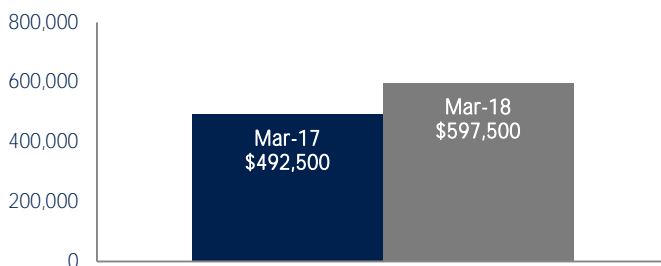
## Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 37%. The total number of active inventory this March was 69 compared to 110 in March 2017. This month's total of 69 is lower than the previous month's total supply of available inventory of 75, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Brookland and Woodridge Homes was \$492,500. This March, the median sale price was \$597,500, an increase of 21% or \$105,000 compared to last year. The current median sold price is 13% higher than in February.

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

Brookland and Woodridge are defined as properties in zip codes 20017/20018.

\*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



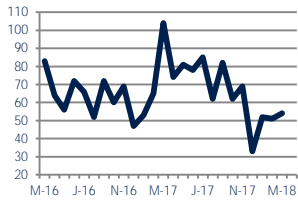
# Focus On: Brookland and Woodridge Housing Market

March 2018

Zip Code(s): 20017 and 20018

## New Listings

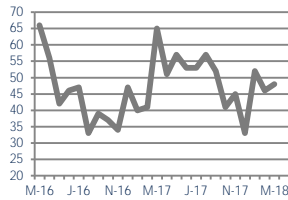
54



Down -48%  
Vs. Year Ago

## Current Contracts

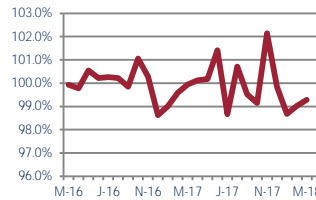
48



Down -26%  
Vs. Year Ago

## Sold Vs. List Price

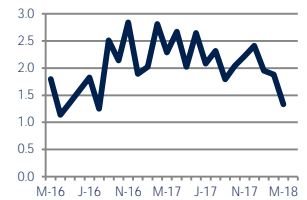
99.3%



Down -0.7%  
Vs. Year Ago

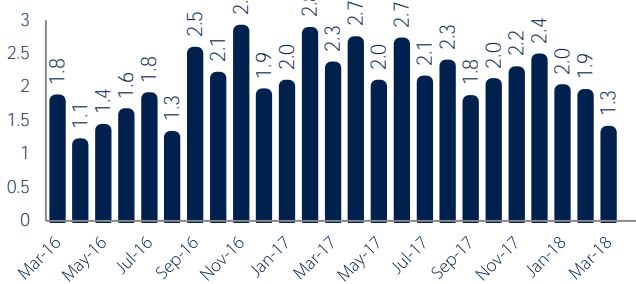
## Months of Supply

1.3



Down -42%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

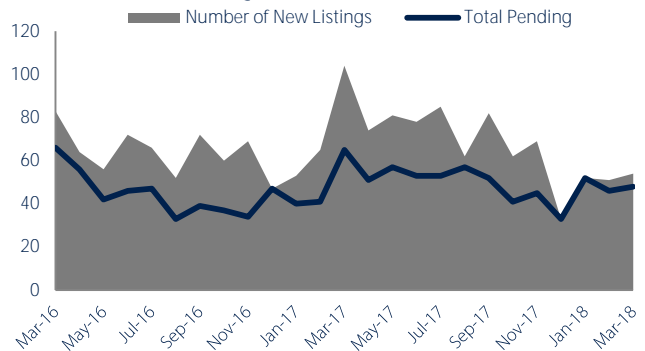
In March, there was 1.3 months of supply available in Brookland and Woodridge, compared to 2.3 in March 2017. That is a decrease of 42% versus a year ago.

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.

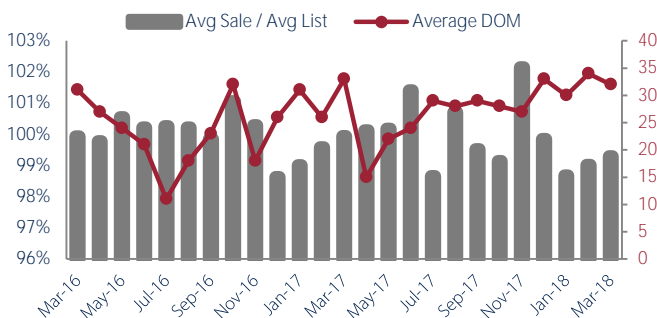
## New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Brookland and Woodridge compared to 104 in March 2017, a decrease of 48%. There were 48 current contracts pending sale this March compared to 65 a year ago. The number of current contracts is 26% lower than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Brookland and Woodridge was 99.3% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 33, a decrease of 3%.



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