



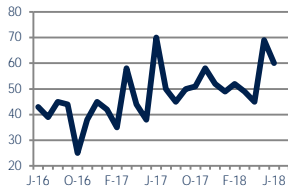
The Long & Foster Market Minute™

Focus On: Deanwood and Marshall Heights Housing Market

June 2018

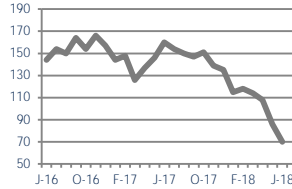
Zip Code(s): 20019

Units Sold
60



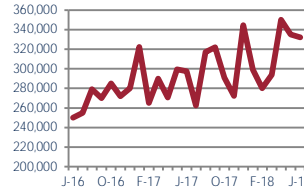
Down -14%
Vs. Year Ago

Active Inventory
70



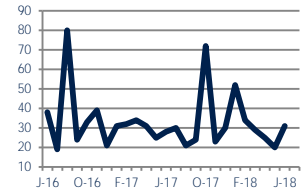
Down -56%
Vs. Year Ago

Median Sale Price
\$332,000



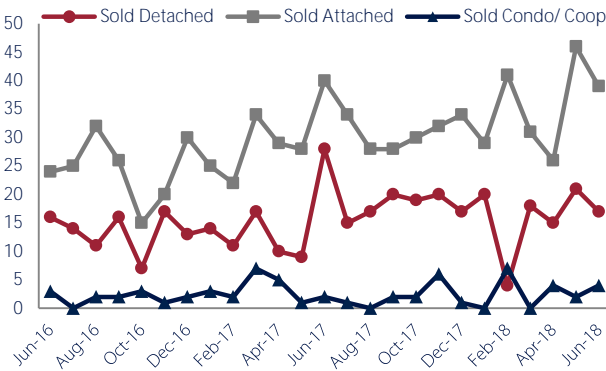
Up 12%
Vs. Year Ago

Days On Market
31



Up 11%
Vs. Year Ago

Units Sold*



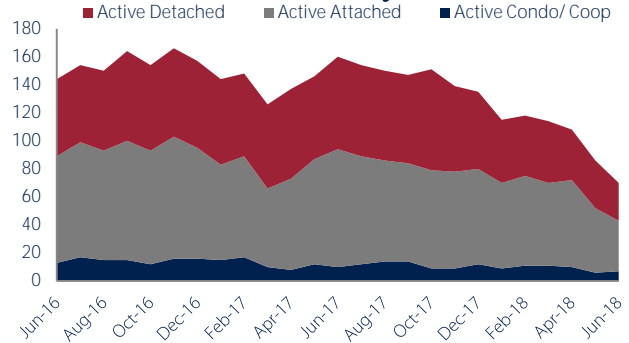
Units Sold

There was a decrease in total units sold in June, with 60 sold this month in Deanwood and Marshall Heights versus 69 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2017.

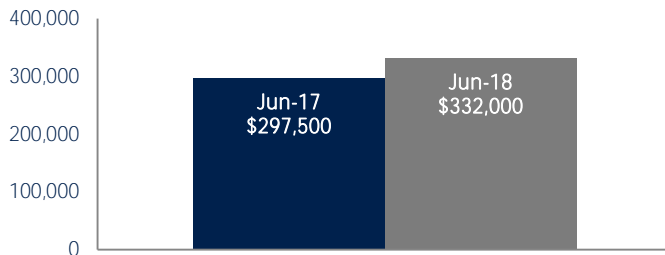
Active Inventory

Versus last year, the total number of homes available this month is lower by 90 units or 56%. The total number of active inventory this June was 70 compared to 160 in June 2017. This month's total of 70 is lower than the previous month's total supply of available inventory of 86, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Deanwood and Marshall Heights Homes was \$297,500. This June, the median sale price was \$332,000, an increase of 12% or \$34,500 compared to last year. The current median sold price is 1% lower than in May.

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

Deanwood and Marshall Heights are defined as properties listed in zip code/s 20019.

*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

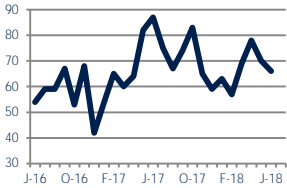




Zip Code(s): 20019

New Listings

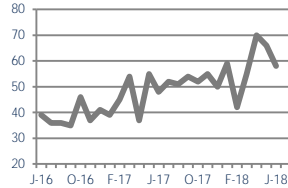
66



Down -24%
Vs. Year Ago

Current Contracts

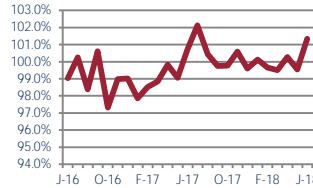
58



Up 21%
Vs. Year Ago

Sold Vs. List Price

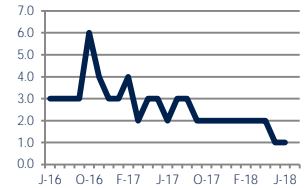
101.4%



Up 0.6%
Vs. Year Ago

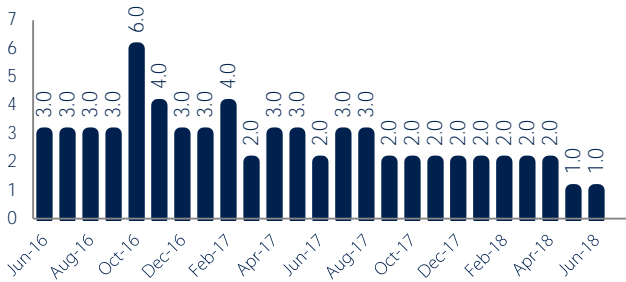
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

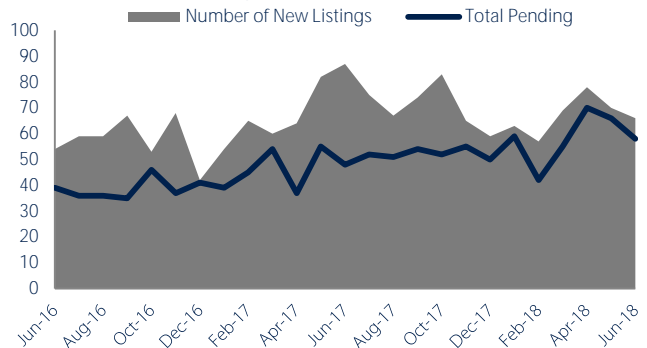
In June, there was 1.2 months of supply available in Deanwood and Marshall Heights, compared to 2.3 in June 2017. That is a decrease of 49% versus a year ago.

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.

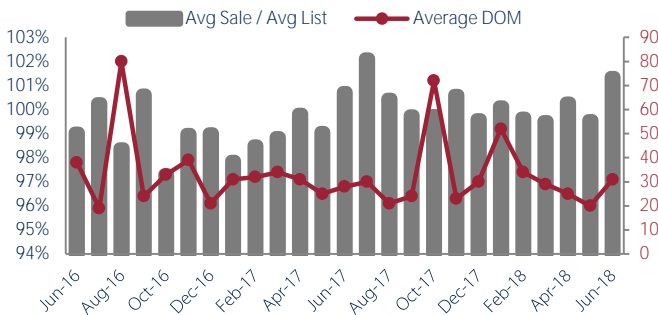
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Deanwood and Marshall Heights compared to 87 in June 2017, a decrease of 24%. There were 58 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 21% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Deanwood and Marshall Heights was 101.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 28, an increase of 11%.



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