



# The Long & Foster Market Minute™

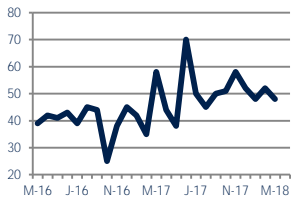
Focus On: Deanwood and Marshall Heights Housing Market

March 2018

Zip Code(s): 20019

## Units Sold

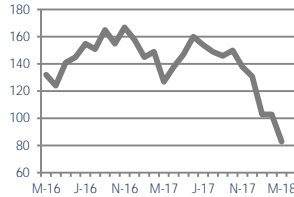
48



Down -17%  
Vs. Year Ago

## Active Inventory

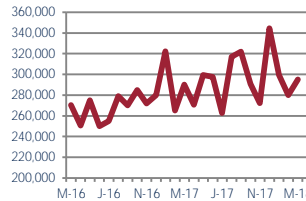
83



Down -35%  
Vs. Year Ago

## Median Sale Price

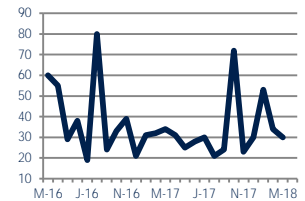
\$295,000



Up 2%  
Vs. Year Ago

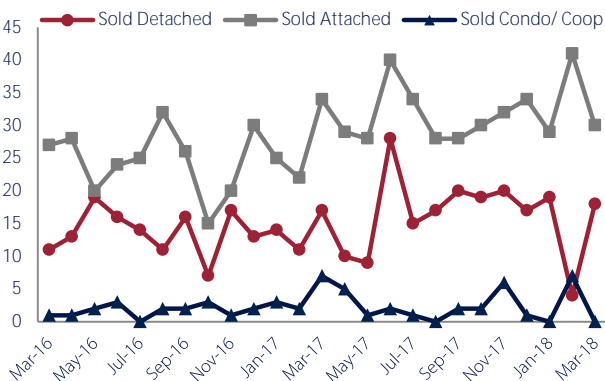
## Days On Market

30



Down -12%  
Vs. Year Ago

## Units Sold\*



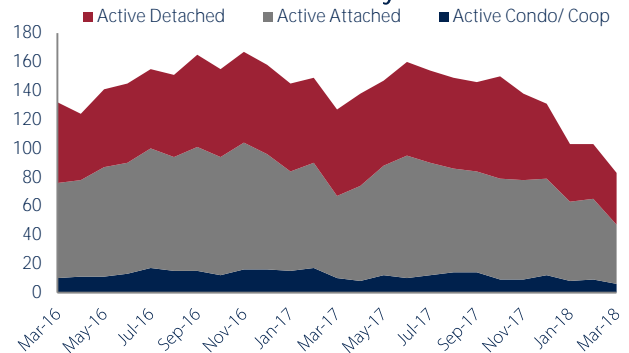
## Units Sold

There was a decrease in total units sold in March, with 48 sold this month in Deanwood and Marshall Heights versus 52 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2017.

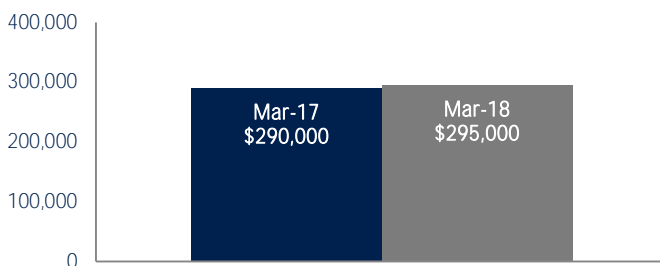
## Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 35%. The total number of active inventory this March was 83 compared to 127 in March 2017. This month's total of 83 is lower than the previous month's total supply of available inventory of 103, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Deanwood and Marshall Heights Homes was \$290,000. This March, the median sale price was \$295,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 5% 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.

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.



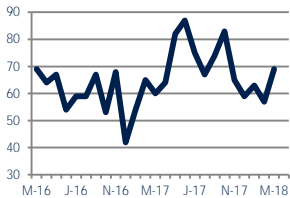
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20019

### New Listings

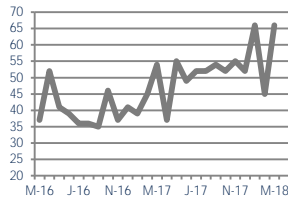
69



Up 15%  
Vs. Year Ago

### Current Contracts

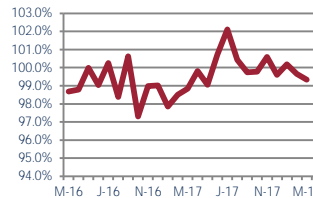
66



Up 22%  
Vs. Year Ago

### Sold Vs. List Price

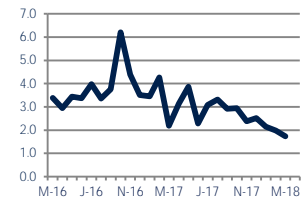
99.3%



No Change  
Vs. Year Ago

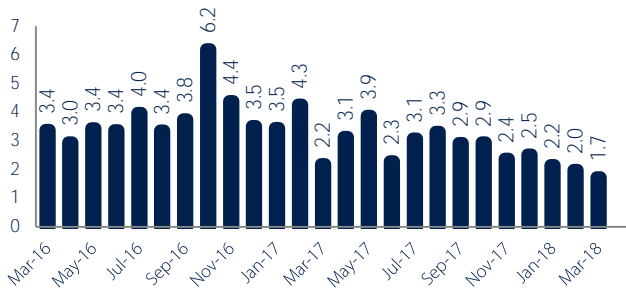
### Months of Supply

1.7



Down -21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

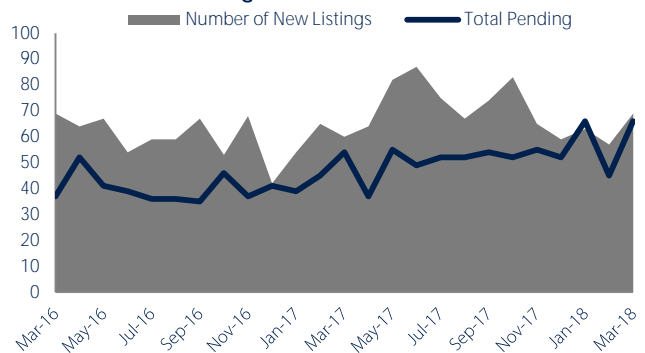
In March, there was 1.7 months of supply available in Deanwood and Marshall Heights, compared to 2.2 in March 2017. That is a decrease of 21% versus a year ago.

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.

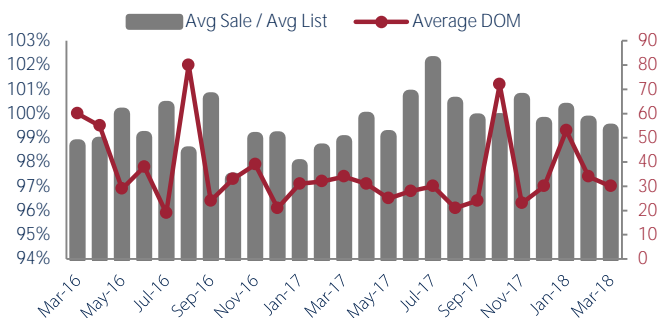
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Deanwood and Marshall Heights compared to 60 in March 2017, an increase of 15%. There were 66 current contracts pending sale this March compared to 54 a year ago. The number of current contracts is 22% higher 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 Deanwood and Marshall Heights was 99.3% 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 30, lower than the average last year, which was 34, a decrease of 12%.



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