



# The Long & Foster Market Minute™

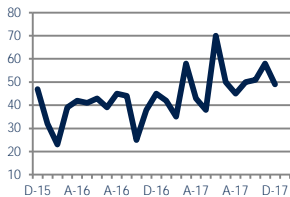
Focus On: **Deanwood and Marshall Heights Housing Market**

December 2017

Zip Code(s): 20019

## Units Sold

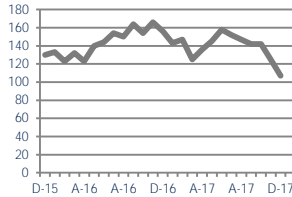
49



Up 9%  
Vs. Year Ago

## Active Inventory

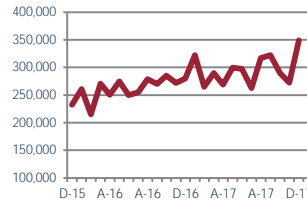
107



Down -31%  
Vs. Year Ago

## Median Sale Price

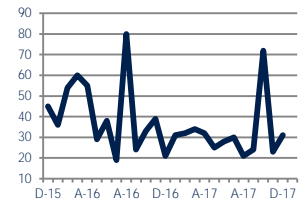
\$349,000



Up 25%  
Vs. Year Ago

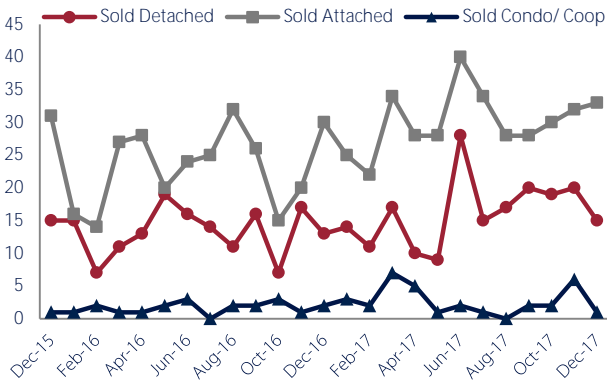
## Days On Market

31



Up 48%  
Vs. Year Ago

## Units Sold\*



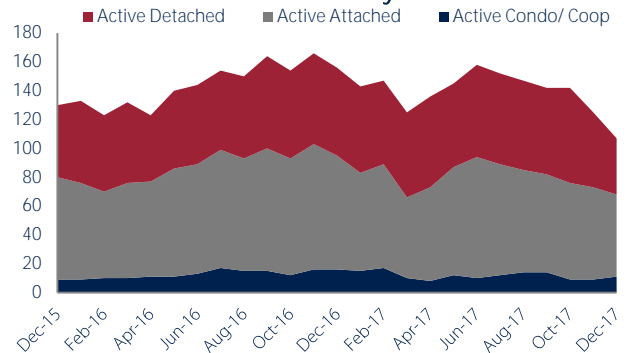
## Units Sold

There was a decrease in total units sold in December, with 49 sold this month in Deanwood and Marshall Heights versus 58 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 9% versus December 2016.

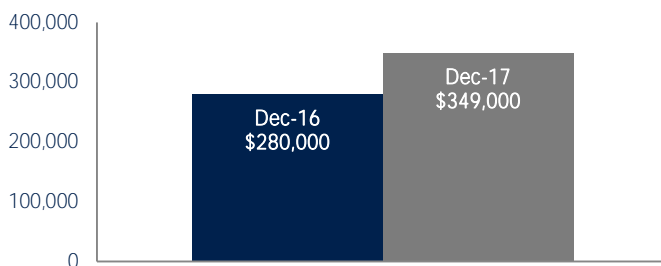
## Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 31%. The total number of active inventory this December was 107 compared to 156 in December 2016. This month's total of 107 is lower than the previous month's total supply of available inventory of 125, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Deanwood and Marshall Heights Homes was \$280,000. This December, the median sale price was \$349,000, an increase of \$69,000 compared to last year. The current median sold price is 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.

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

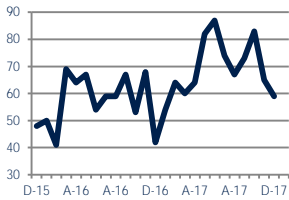




Zip Code(s): 20019

### New Listings

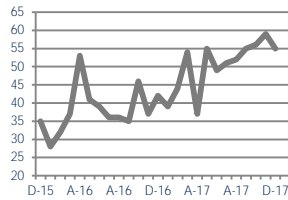
59



Up 40%  
Vs. Year Ago

### Current Contracts

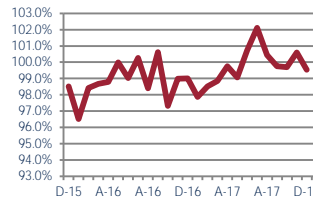
55



Up 31%  
Vs. Year Ago

### Sold Vs. List Price

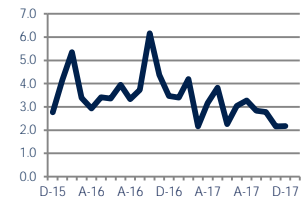
99.5%



Up 0.5%  
Vs. Year Ago

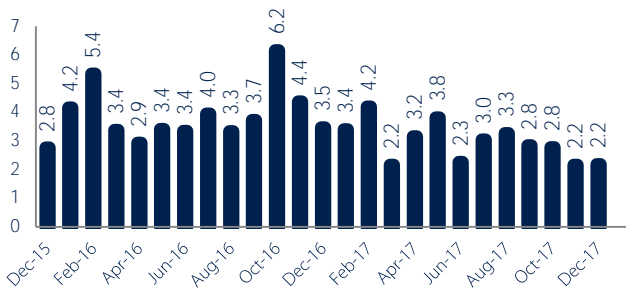
### Months of Supply

2.2



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

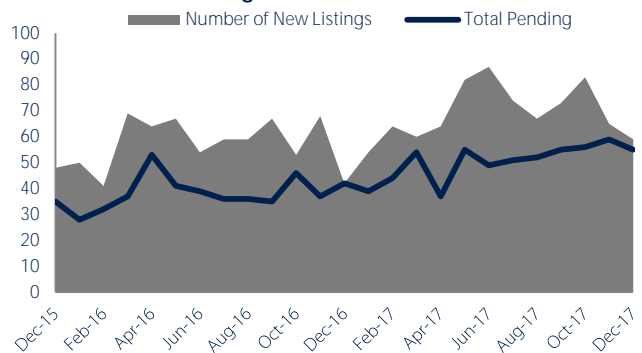
In December, there was 2.2 months of supply available in Deanwood and Marshall Heights, compared to 3.5 in December 2016. That is a decrease of 37% versus a year ago.

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.

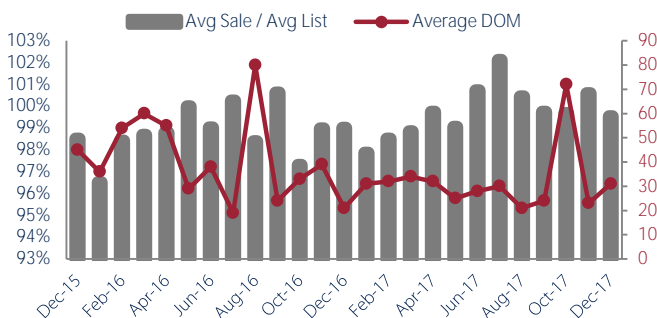
### New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Deanwood and Marshall Heights compared to 42 in December 2016, an increase of 40%. There were 55 current contracts pending sale this December compared to 42 a year ago. The number of current contracts is 31% 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 Deanwood and Marshall Heights was 99.5% of the average list price, which is 0.5% 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 21, an increase of 48%.



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