



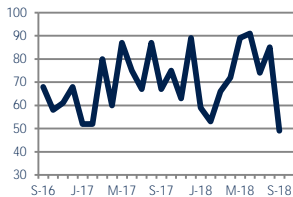
## Focus On: Petworth Housing Market

September 2018

Zip Code(s): 20011

### Units Sold

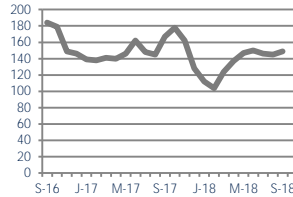
49



Down -27%  
Vs. Year Ago

### Active Inventory

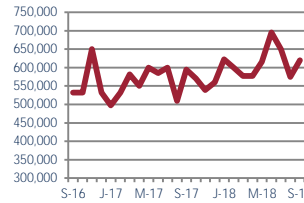
149



Down -11%  
Vs. Year Ago

### Median Sale Price

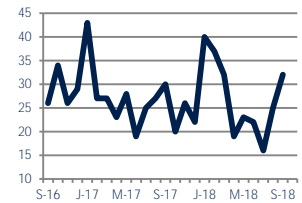
\$620,000



Up 4%  
Vs. Year Ago

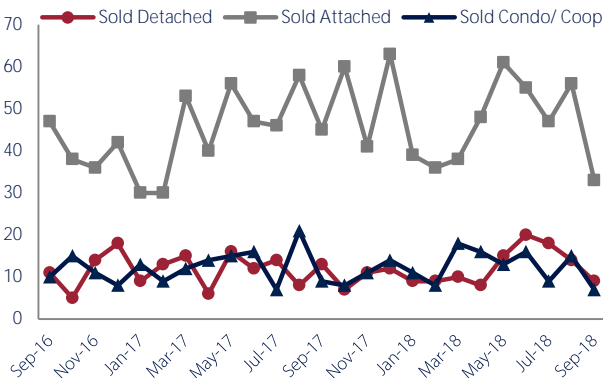
### Days On Market

32



Up 7%  
Vs. Year Ago

### Units Sold\*



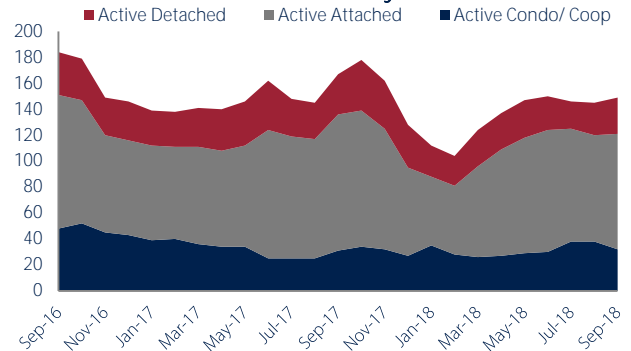
### Units Sold

There was a decrease in total units sold in September, with 49 sold this month in Petworth. This month's total units sold was lower than at this time last year.

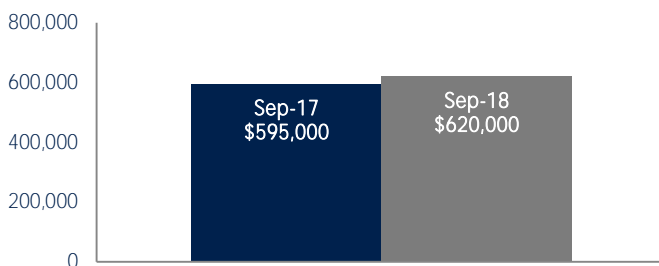
### Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 11%. The total number of active inventory this September was 149 compared to 167 in September 2017. This month's total of 149 is higher than the previous month's total supply of available inventory of 145, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Petworth Homes was \$595,000. This September, the median sale price was \$620,000, an increase of 4% or \$25,000 compared to last year. The current median sold price is 8% higher than in August.

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

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.



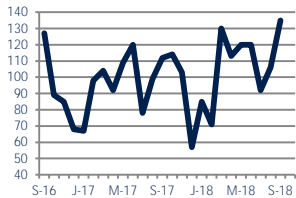
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20011

**New Listings**

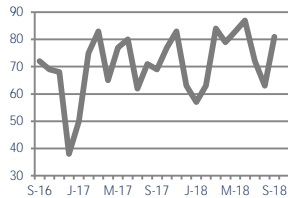
135



Up 21%  
Vs. Year Ago

**Current Contracts**

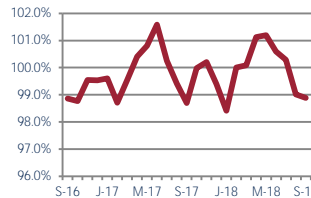
81



Up 17%  
Vs. Year Ago

**Sold Vs. List Price**

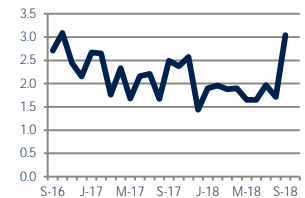
98.9%



No Change  
Vs. Year Ago

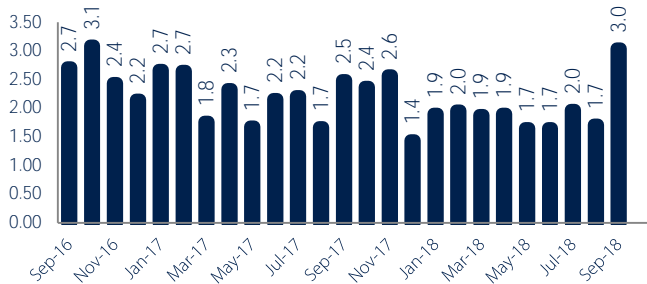
**Months of Supply**

3.0



Up 22%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

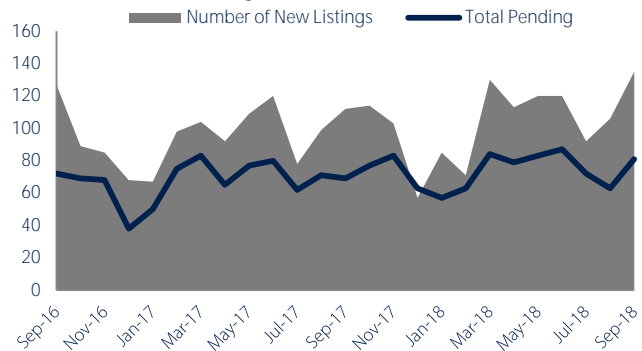
In September, there was 3.0 months of supply available in Petworth, compared to 2.5 in September 2017. That is an increase of 22% versus a year ago.

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.

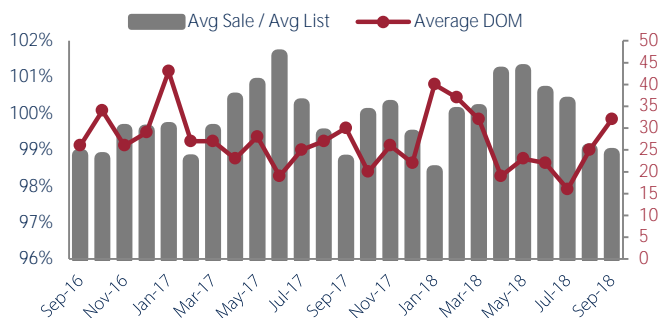
**New Listings & Current Contracts**

This month there were 135 homes newly listed for sale in Petworth compared to 112 in September 2017, an increase of 21%. There were 81 current contracts pending sale this September compared to 69 a year ago. The number of current contracts is 17% higher than last September.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In September, the average sale price in Petworth was 98.9% 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 32, higher than the average last year, which was 30, an increase of 7%.



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