



The Long & Foster Market Minute™

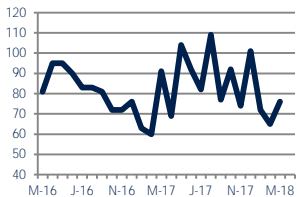
Focus On: Shepherd Park and Petworth Housing Market

March 2018

Zip Code(s): 20011 and 20012

Units Sold

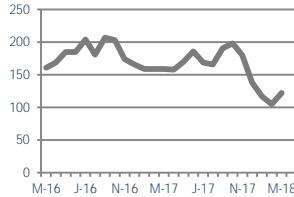
76



Down -16%
Vs. Year Ago

Active Inventory

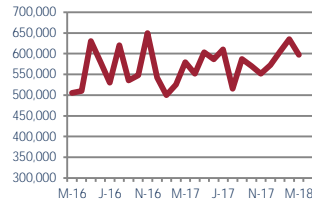
122



Down -23%
Vs. Year Ago

Median Sale Price

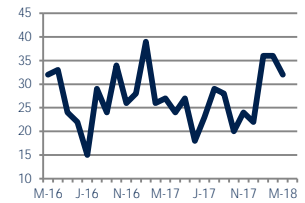
\$597,500



Up 3%
Vs. Year Ago

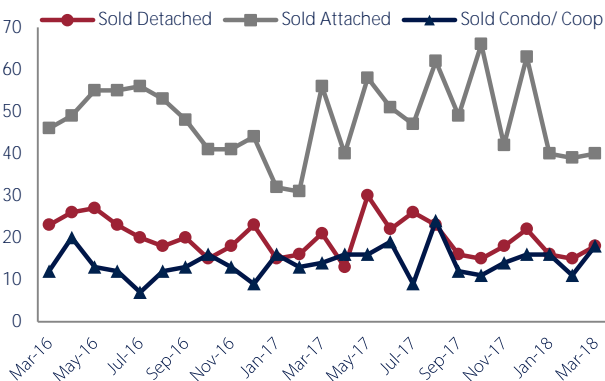
Days On Market

32



Up 19%
Vs. Year Ago

Units Sold*



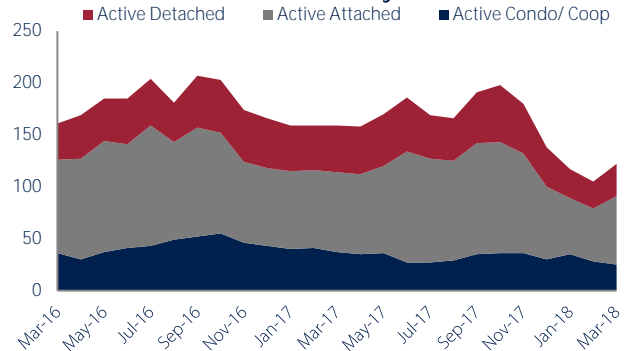
Units Sold

There was an increase in total units sold in March, with 76 sold this month in Shepherd Park and Petworth versus 65 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 16% versus March 2017.

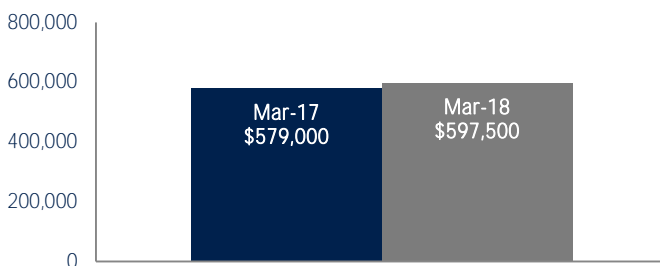
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 23%. The total number of active inventory this March was 122 compared to 159 in March 2017. This month's total of 122 is higher than the previous month's total supply of available inventory of 105, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Shepherd Park and Petworth Homes was \$579,000. This March, the median sale price was \$597,500, an increase of 3% or \$18,500 compared to last year. The current median sold price is 6% lower 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.



Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth.

*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





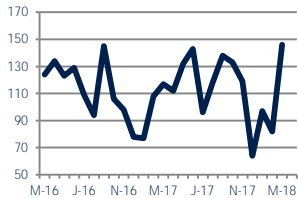
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March 2018

Zip Code(s): 20011 and 20012

New Listings

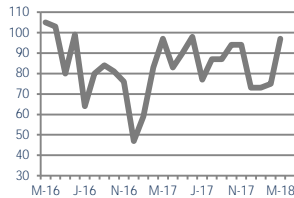
146



Up 25%
Vs. Year Ago

Current Contracts

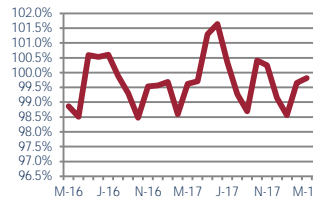
97



No Change
Vs. Year Ago

Sold Vs. List Price

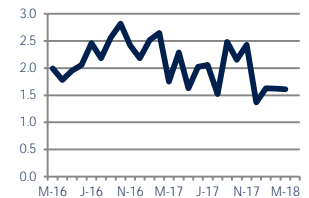
99.8%



No Change
Vs. Year Ago

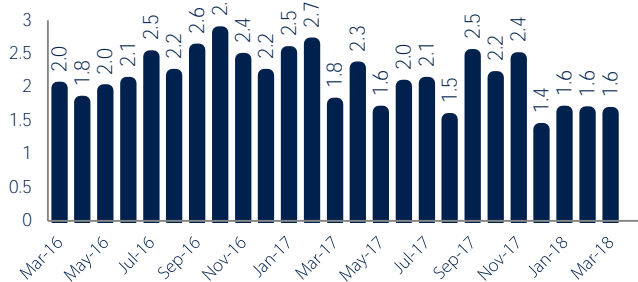
Months of Supply

1.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

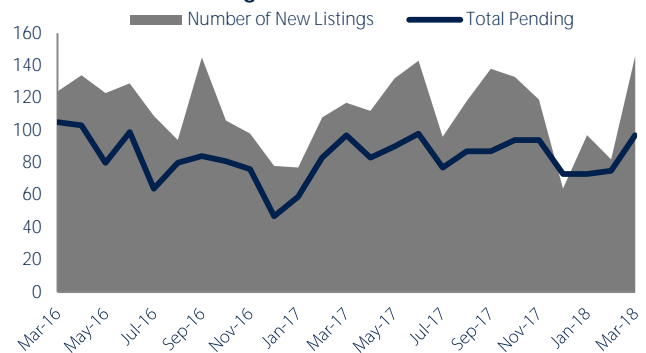
In March, there was 1.6 months of supply available in Shepherd Park and Petworth, compared to 1.7 in March 2017. That is a decrease of 8% versus a year ago.

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.

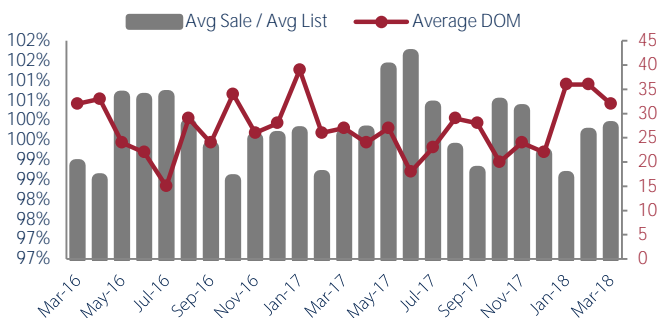
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Shepherd Park and Petworth compared to 117 in March 2017, an increase of 25%. There were 97 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 29% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Shepherd Park and Petworth was 99.8% 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 27, an increase of 19%.



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