



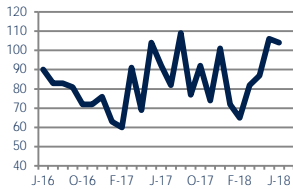
The Long & Foster Market Minute™

Focus On: Shepherd Park and Petworth Housing Market

June 2018

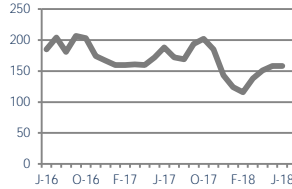
Zip Code(s): 20011 and 20012

Units Sold
104



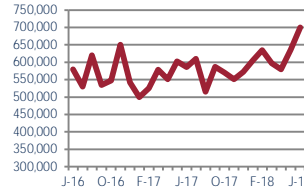
Up 13%
Vs. Year Ago

Active Inventory
158



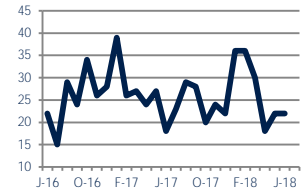
Down -16%
Vs. Year Ago

Median Sale Price
\$699,900



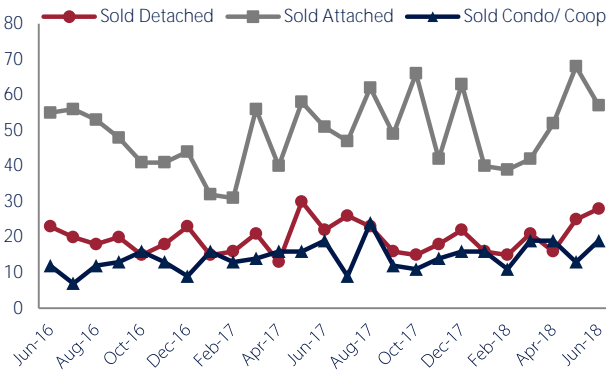
Up 19%
Vs. Year Ago

Days On Market
22



Up 22%
Vs. Year Ago

Units Sold*



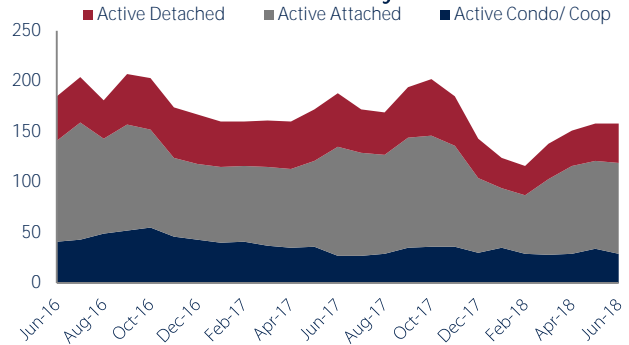
Units Sold

There was a decrease in total units sold in June, with 104 sold this month in Shepherd Park and Petworth versus 106 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2017.

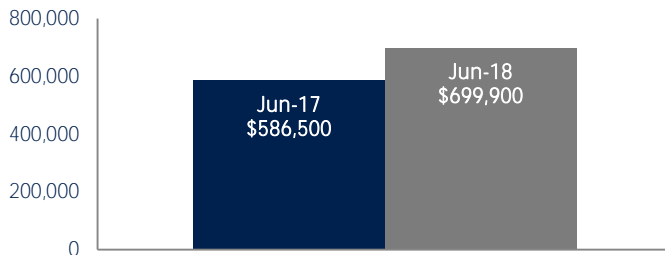
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 16%. The total number of active inventory this June was 158 compared to 188 in June 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Shepherd Park and Petworth Homes was \$586,500. This June, the median sale price was \$699,900, an increase of 19% or \$113,400 compared to last year. The current median sold price is 10% higher 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.



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.

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INTERNATIONAL REAL ESTATE

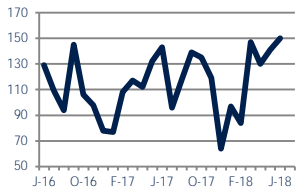




Zip Code(s): 20011 and 20012

New Listings

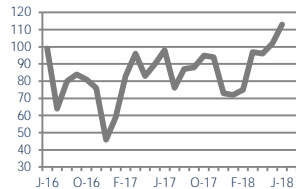
150



Up 5%
Vs. Year Ago

Current Contracts

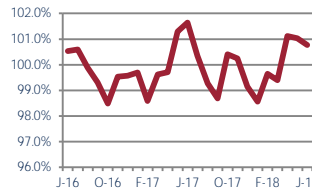
113



Up 15%
Vs. Year Ago

Sold Vs. List Price

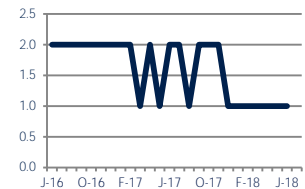
100.8%



Down -0.9%
Vs. Year Ago

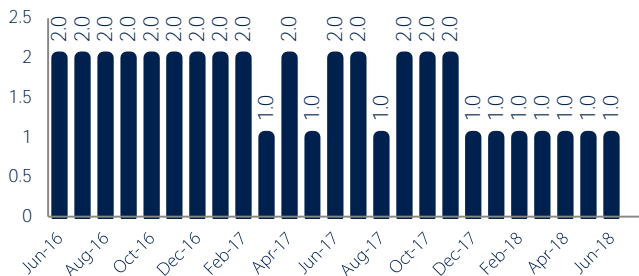
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

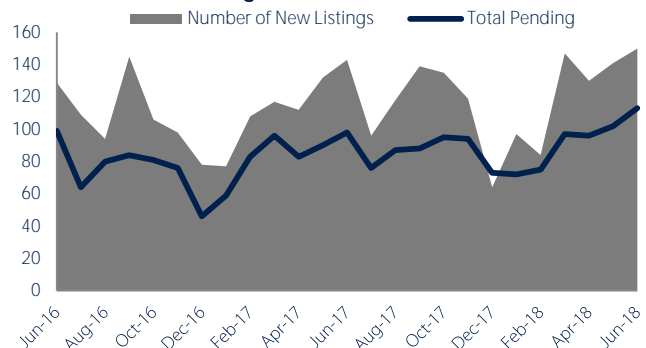
In June, there was 1.5 months of supply available in Shepherd Park and Petworth, compared to 2.0 in June 2017. That is a decrease of 26% versus a year ago.

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.

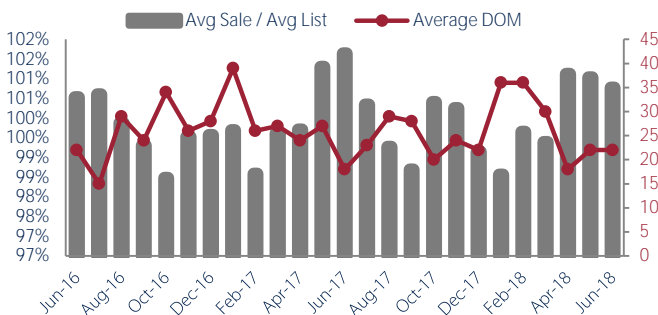
New Listings & Current Contracts

This month there were 150 homes newly listed for sale in Shepherd Park and Petworth compared to 143 in June 2017, an increase of 5%. There were 113 current contracts pending sale this June compared to 98 a year ago. The number of current contracts is 15% 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 Shepherd Park and Petworth was 100.8% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 18, an increase of 22%.



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