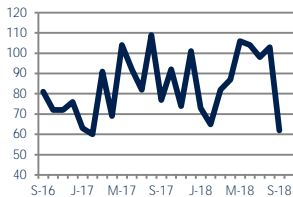


Zip Code(s): 20011 and 20012

Units Sold

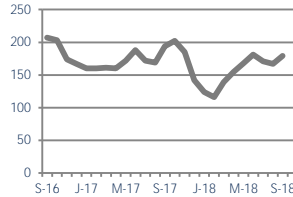
62



Down -19%
Vs. Year Ago

Active Inventory

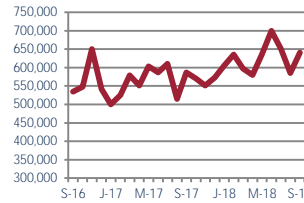
179



Down -8%
Vs. Year Ago

Median Sale Price

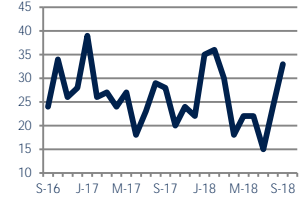
\$640,322



Up 9%
Vs. Year Ago

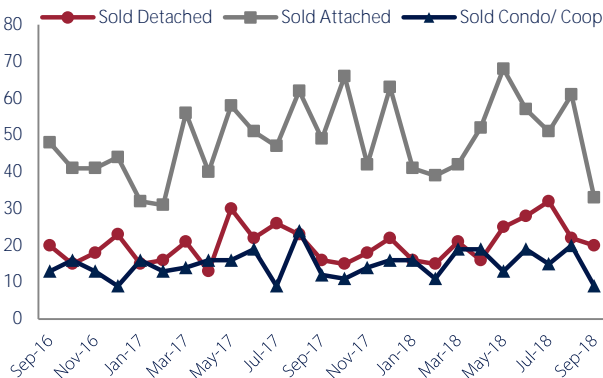
Days On Market

33



Up 18%
Vs. Year Ago

Units Sold*



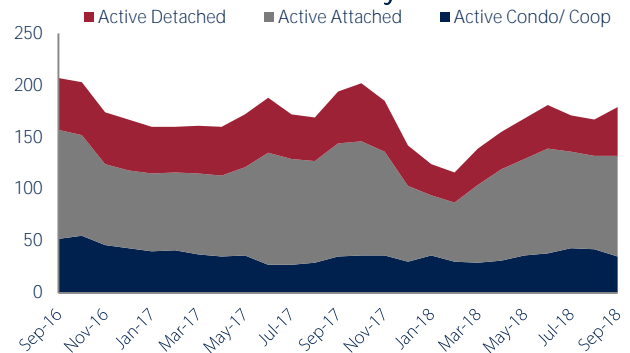
Units Sold

There was a decrease in total units sold in September, with 62 sold this month in Shepherd Park and 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 15 units or 8%. The total number of active inventory this September was 179 compared to 194 in September 2017. This month's total of 179 is higher than the previous month's total supply of available inventory of 167, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Shepherd Park and Petworth Homes was \$586,900. This September, the median sale price was \$640,322, an increase of 9% or \$53,422 compared to last year. The current median sold price is 9% 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.



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.

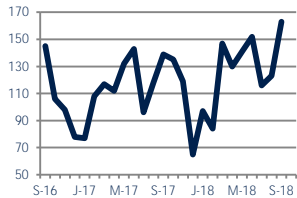
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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Zip Code(s): 20011 and 20012

New Listings

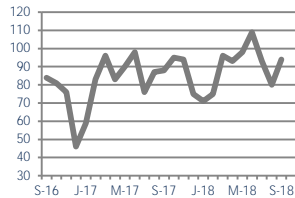
163



Up 17%
Vs. Year Ago

Current Contracts

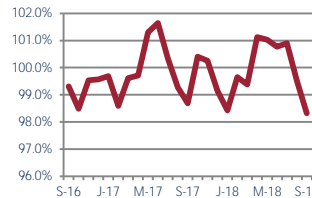
94



Up 7%
Vs. Year Ago

Sold Vs. List Price

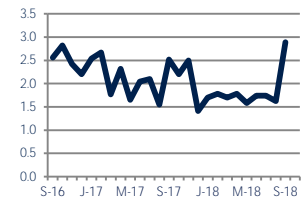
98.3%



No Change
Vs. Year Ago

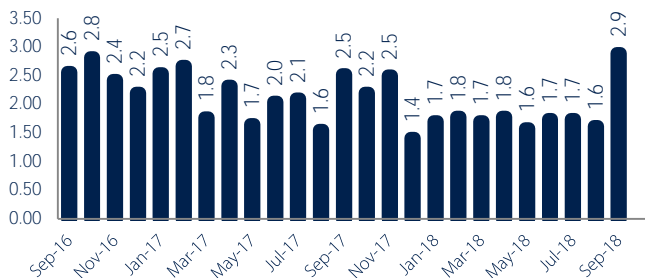
Months of Supply

2.9



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

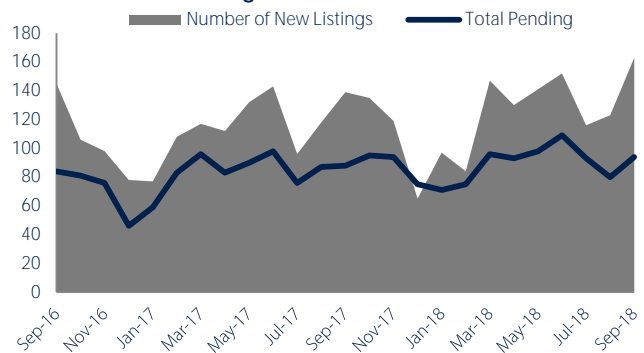
In September, there was 2.9 months of supply available in Shepherd Park and Petworth, compared to 2.5 in September 2017. That is an increase of 15% versus a year ago.

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.

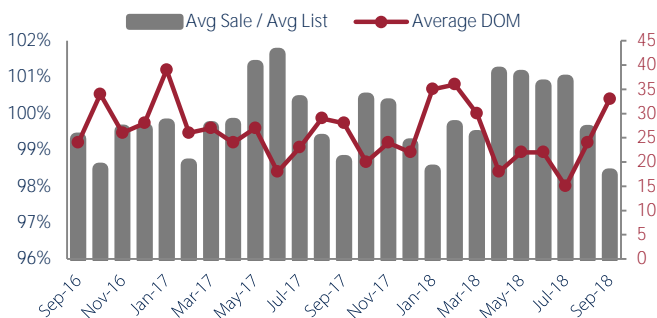
New Listings & Current Contracts

This month there were 163 homes newly listed for sale in Shepherd Park and Petworth compared to 139 in September 2017, an increase of 17%. There were 94 current contracts pending sale this September compared to 88 a year ago. The number of current contracts is 7% 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 Shepherd Park and Petworth was 98.3% 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 33, higher than the average last year, which was 28, an increase of 18%.



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