



The Long & Foster Market Minute™

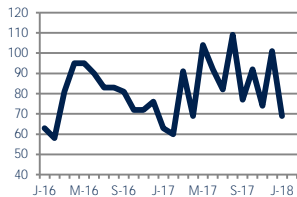
Focus On: Shepherd Park and Petworth Housing Market

January 2018

Zip Code(s): 20011 and 20012

Units Sold

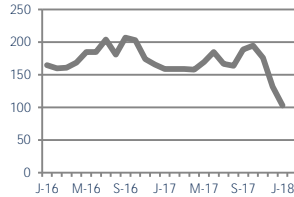
69



Up 10%
Vs. Year Ago

Active Inventory

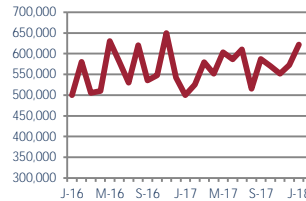
103



Down -35%
Vs. Year Ago

Median Sale Price

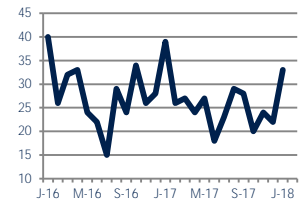
\$622,000



Up 24%
Vs. Year Ago

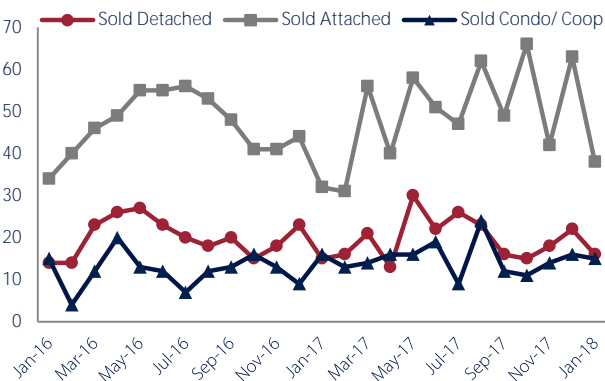
Days On Market

33



Down -15%
Vs. Year Ago

Units Sold*



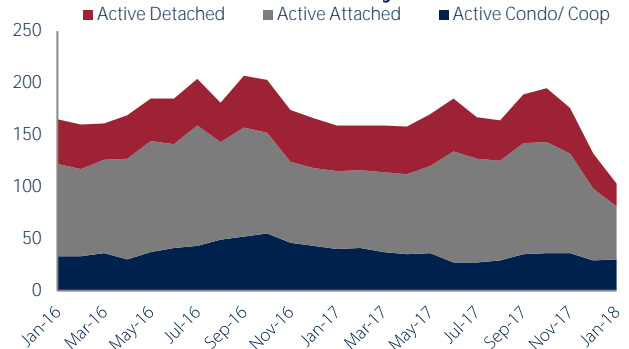
Units Sold

There was a decrease in total units sold in January, with 69 sold this month in Shepherd Park and Petworth versus 101 last month, a decrease of 32%. This month's total units sold was higher than at this time last year, an increase of 10% versus January 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 35%. The total number of active inventory this January was 103 compared to 159 in January 2017. This month's total of 103 is lower than the previous month's total supply of available inventory of 132, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Shepherd Park and Petworth Homes was \$499,950. This January, the median sale price was \$622,000, an increase of 24% or \$122,050 compared to last year. The current median sold price is 9% higher than in December.

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

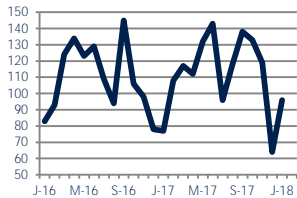




Zip Code(s): 20011 and 20012

New Listings

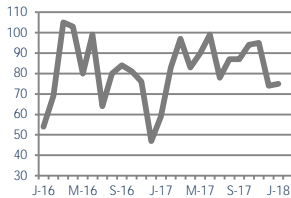
96



Up 25%
Vs. Year Ago

Current Contracts

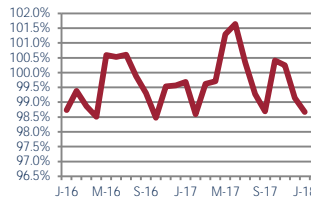
75



Up 27%
Vs. Year Ago

Sold Vs. List Price

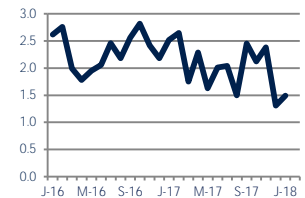
98.7%



Down -1%
Vs. Year Ago

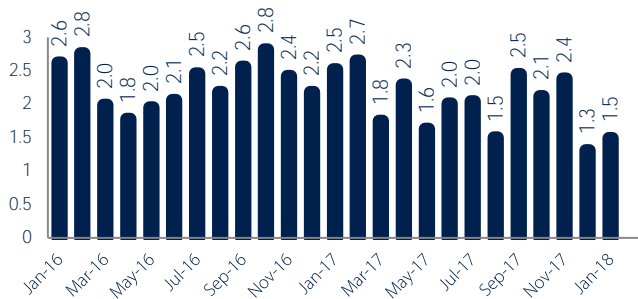
Months of Supply

1.5



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

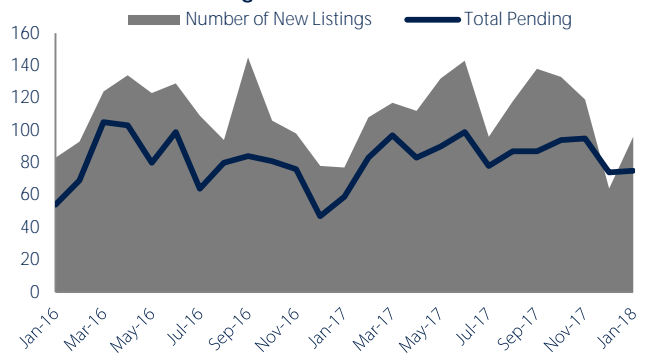
In January, there was 1.5 months of supply available in Shepherd Park and Petworth, compared to 2.5 in January 2017. That is a decrease of 41% versus a year ago.

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.

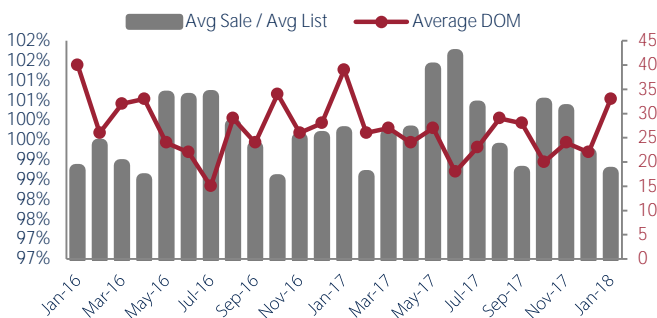
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Shepherd Park and Petworth compared to 77 in January 2017, an increase of 25%. There were 75 current contracts pending sale this January compared to 59 a year ago. The number of current contracts is 27% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Shepherd Park and Petworth was 98.7% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 39, a decrease of 15%.



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