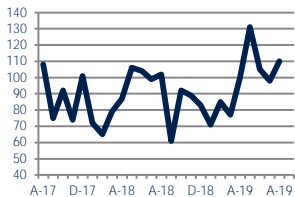


Zip Code(s): 20011 and 20012

### Units Sold

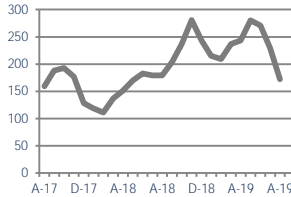
110



Up 8%  
Vs. Year Ago

### Active Inventory

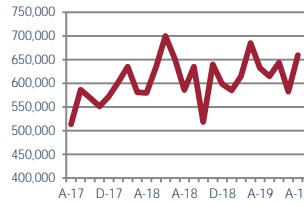
172



Down -4%  
Vs. Year Ago

### Median Sale Price

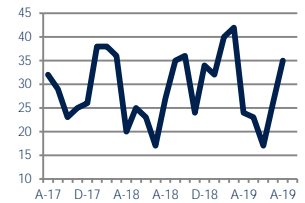
\$659,500



Up 13%  
Vs. Year Ago

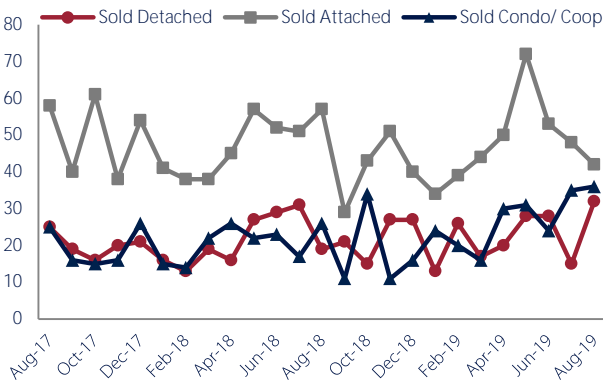
### Days On Market

35



Up 30%  
Vs. Year Ago

### Units Sold\*



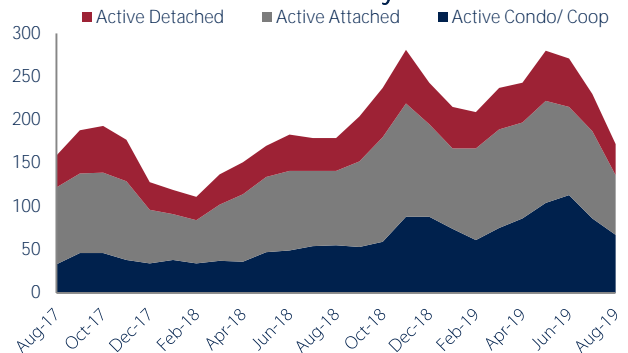
### Units Sold

There was an increase in total units sold in August, with 110 sold this month in Shepherd Park and Petworth versus 98 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 8% versus August 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this August was 172 compared to 179 in August 2018. This month's total of 172 is lower than the previous month's total supply of available inventory of 230, a decrease of 25%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Shepherd Park and Petworth Homes was \$586,000. This August, the median sale price was \$659,500, an increase of 13% or \$73,500 compared to last year. The current median sold price is 13% higher than in July.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

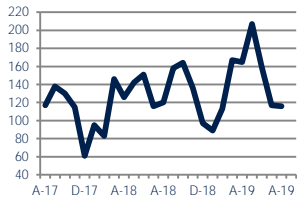
## Focus On: Shepherd Park and Petworth Housing Market

August 2019

Zip Code(s): 20011 and 20012

### New Listings

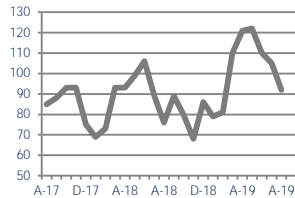
116



Down -3%  
Vs. Year Ago

### Current Contracts

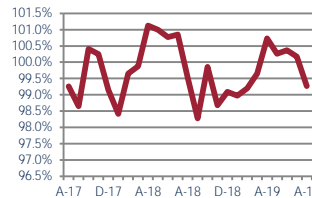
92



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

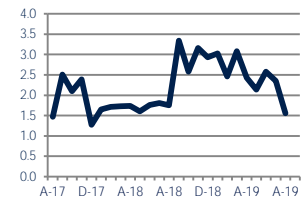
99.3%



No Change  
Vs. Year Ago

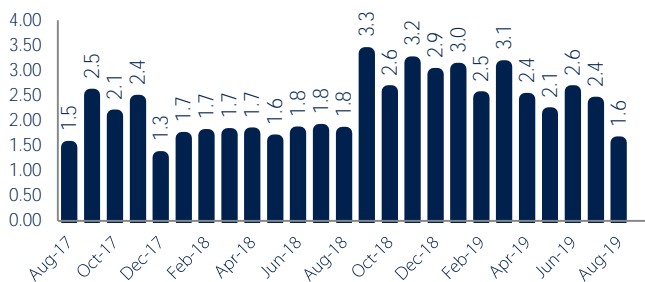
### Months of Supply

1.6



Down -11%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

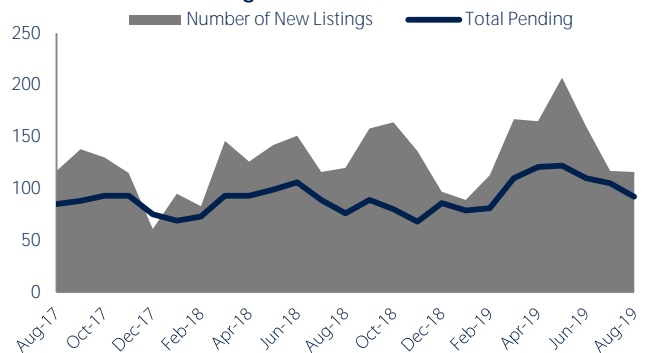
In August, there was 1.6 months of supply available in Shepherd Park and Petworth, compared to 1.8 in August 2018. That is a decrease of 11% versus a year ago.

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.

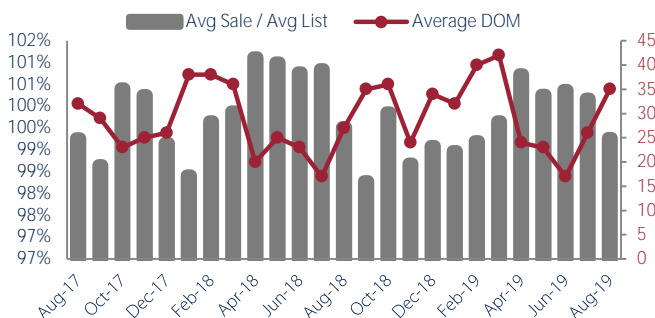
### New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Shepherd Park and Petworth compared to 120 in August 2018, a decrease of 3%. There were 92 current contracts pending sale this August compared to 76 a year ago. The number of current contracts is 21% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Shepherd Park and Petworth was 99.3% 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 35, higher than the average last year, which was 27, an increase of 30%.



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