

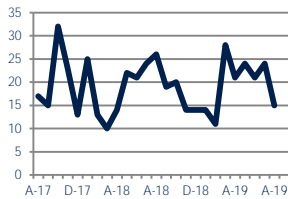
Focus On: Southwest and Waterfront Housing Market

August 2019

Zip Code(s): 20024

Units Sold

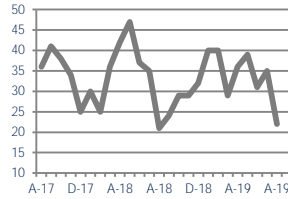
15



Down
Vs. Year Ago

Active Inventory

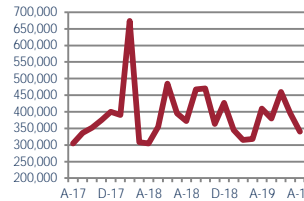
22



Up 5%
Vs. Year Ago

Median Sale Price

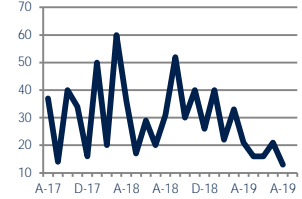
\$339,990



Down -9%
Vs. Year Ago

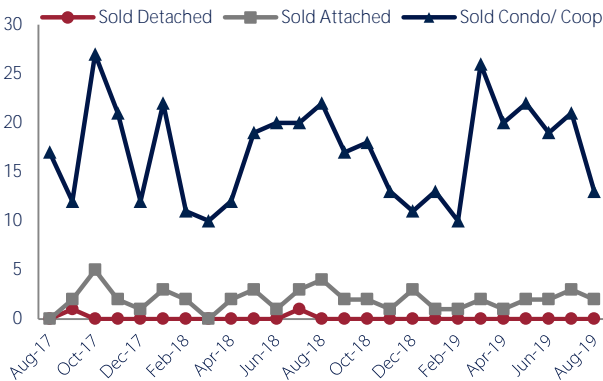
Days On Market

13



Down
Vs. Year Ago

Units Sold*



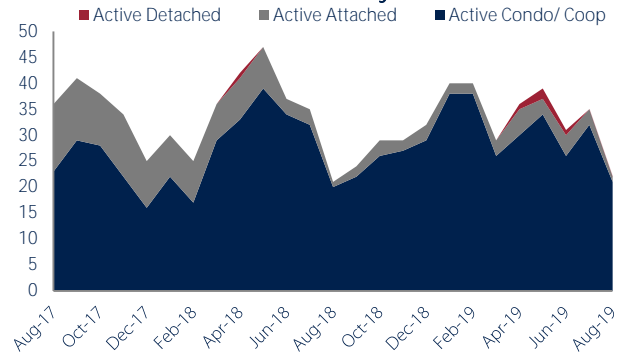
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 15 sold this month in Southwest and Waterfront. This month's total units sold was lower than at this time last year, a decrease from August 2018.

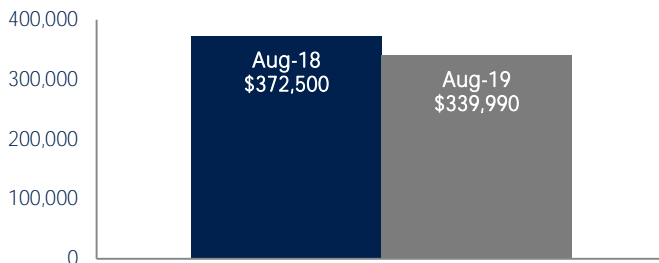
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 5%. The total number of active inventory this August was 22 compared to 21 in August 2018. This month's total of 22 is lower than the previous month's total supply of available inventory of 35, a decrease of 37%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Southwest and Waterfront Homes was \$372,500. This August, the median sale price was \$339,990, a decrease of 9% or \$32,510 compared to last year. The current median sold price is 14% lower 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.

Southwest and Waterfront are defined as properties in zip code 20024.

*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.



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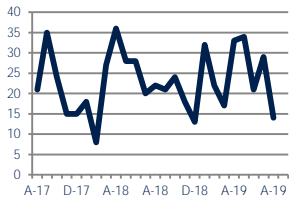
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August 2019

Zip Code(s): 20024

New Listings

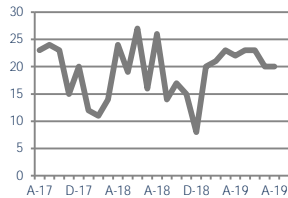
14



Down -36%
Vs. Year Ago

Current Contracts

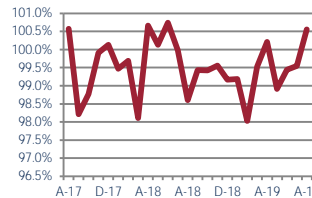
20



Down -23%
Vs. Year Ago

Sold Vs. List Price

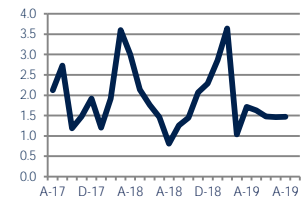
100.6%



Up 2%
Vs. Year Ago

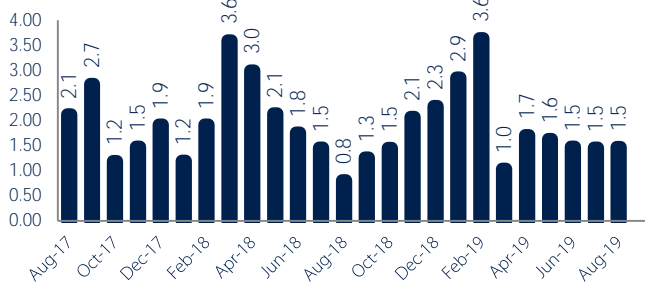
Months of Supply

1.5



Up 81%
Vs. Year Ago

Months Of Supply



Months of Supply

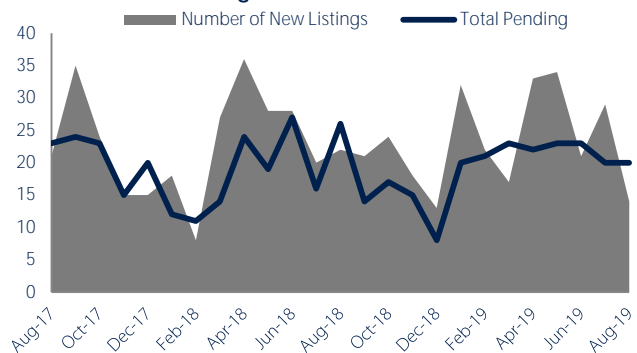
In August, there was 1.5 months of supply available in Southwest and Waterfront, compared to 0.8 in August 2018. That is an increase of 82% versus a year ago.

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.

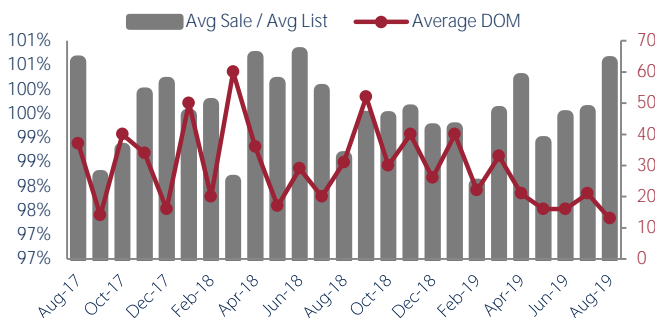
New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Southwest and Waterfront compared to 22 in August 2018, a decrease of 36%. There were 20 current contracts pending sale this August compared to 26 a year ago. The number of current contracts remained stable as compared to last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Southwest and Waterfront was 100.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 31. This decrease was impacted by the limited number of sales.



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