

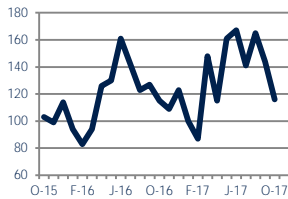
Focus On: Bowie Housing Market

October 2017

Zip Code(s): 20715, 20716, 20720 and 20721

Units Sold

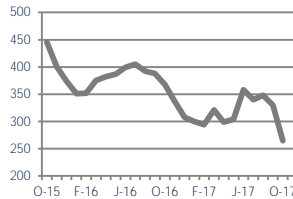
116



Up 1%
Vs. Year Ago

Active Inventory

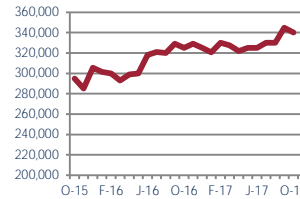
265



Down -28%
Vs. Year Ago

Median Sale Price

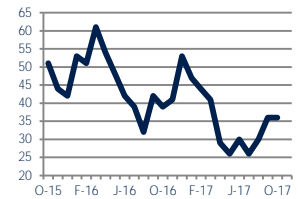
\$340,000



Up 5%
Vs. Year Ago

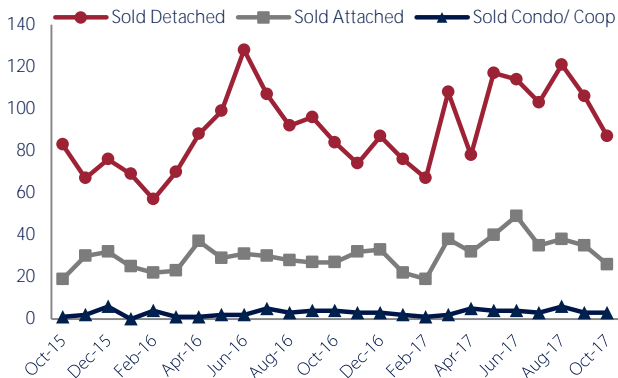
Days On Market

36



Down -8%
Vs. Year Ago

Units Sold*



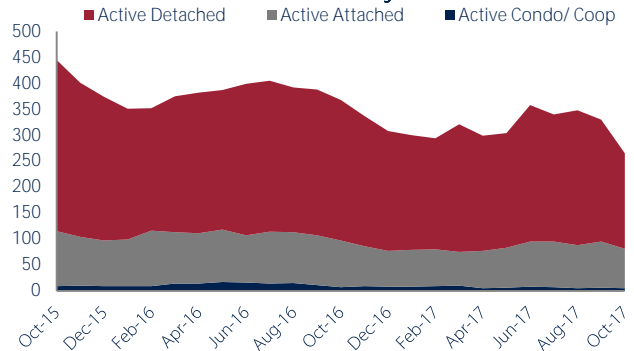
Units Sold

There was a decrease in total units sold in October, with 116 sold this month in Bowie versus 144 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 1% versus October 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 103 units or 28%. The total number of active inventory this October was 265 compared to 368 in October 2016. This month's total of 265 is lower than the previous month's total supply of available inventory of 330, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Bowie Homes was \$325,000. This October, the median sale price was \$340,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 1% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



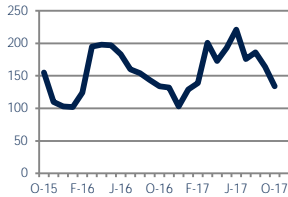
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New Listings

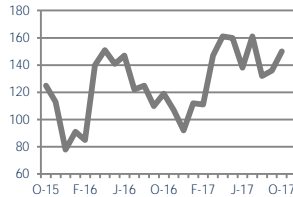
134



No Change
Vs. Year Ago

Current Contracts

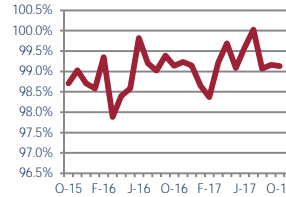
150



Up 26%
Vs. Year Ago

Sold Vs. List Price

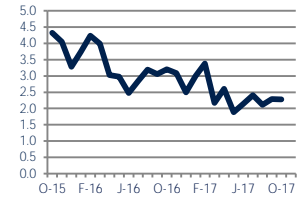
99.1%



No Change
Vs. Year Ago

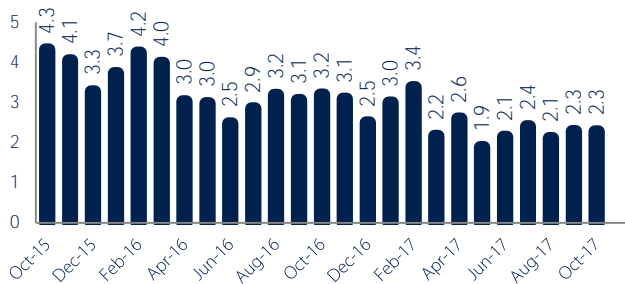
Months of Supply

2.3



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

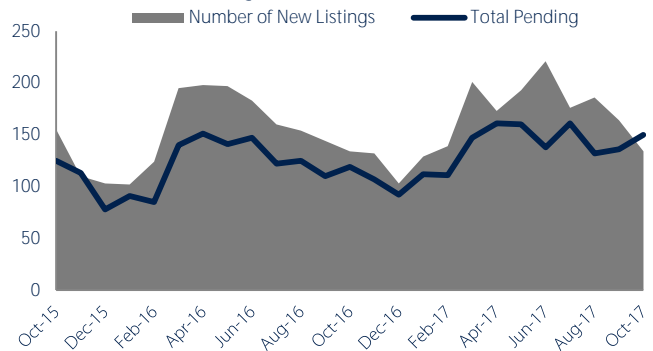
In October, there was 2.3 months of supply available in Bowie, compared to 3.2 in October 2016. That is a decrease of 29% versus a year ago.

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.

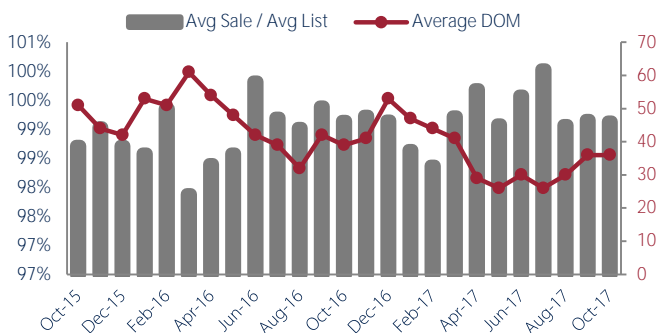
New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Bowie, which is similar to the amount in October 2016. There were 150 current contracts pending sale this October compared to 119 a year ago. The number of current contracts is 26% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Bowie was 99.1% 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 36, lower than the average last year, which was 39, a decrease of 8%.