



The Long & Foster Market Minute™

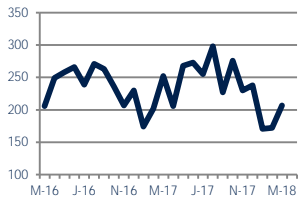
Focus On: Hyattsville, Brentwood, Bladensburg, and Mount Rainier Housing Market

March 2018

Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

Units Sold

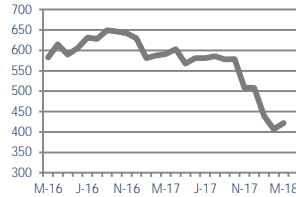
207



Down -18%
Vs. Year Ago

Active Inventory

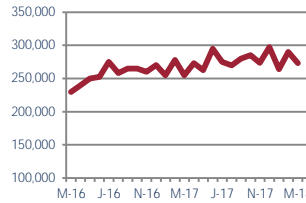
422



Down -29%
Vs. Year Ago

Median Sale Price

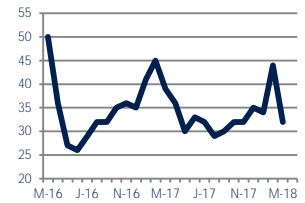
\$273,000



Up 7%
Vs. Year Ago

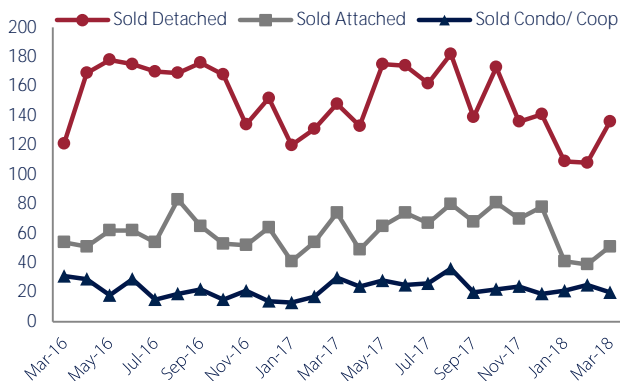
Days On Market

32



Down -18%
Vs. Year Ago

Units Sold*



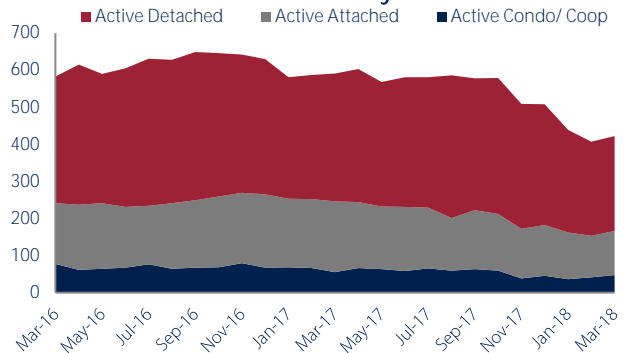
Units Sold

There was an increase in total units sold in March, with 207 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 172 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 18% versus March 2017.

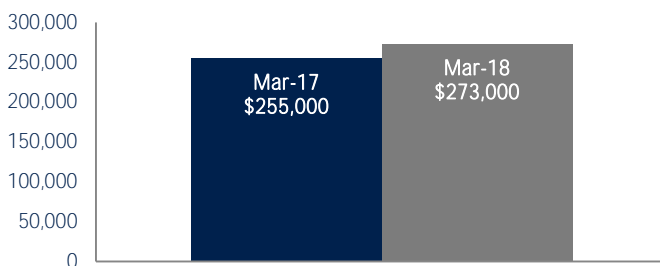
Active Inventory

Versus last year, the total number of homes available this month is lower by 169 units or 29%. The total number of active inventory this March was 422 compared to 591 in March 2017. This month's total of 422 is higher than the previous month's total supply of available inventory of 407, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$255,000. This March, the median sale price was \$273,000, an increase of 7% or \$18,000 compared to last year. The current median sold price is 6% lower than in February.

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



Hyattsville, Brentwood, Bladensburg, and Mount Rainier are defined as properties listed in zip code/s 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737.

*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.

Foster Real Estate, Inc.

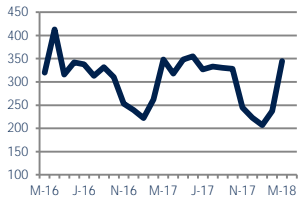




Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

New Listings

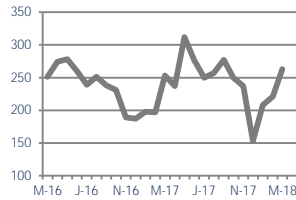
345



Down -1%
Vs. Year Ago

Current Contracts

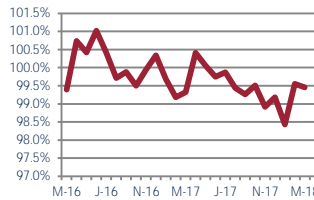
263



Up 4%
Vs. Year Ago

Sold Vs. List Price

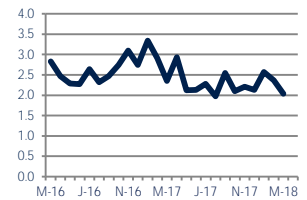
99.5%



No Change
Vs. Year Ago

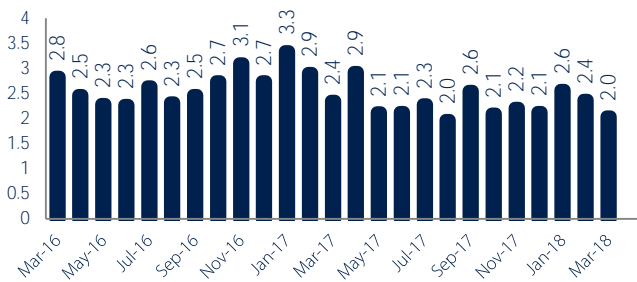
Months of Supply

2.0



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

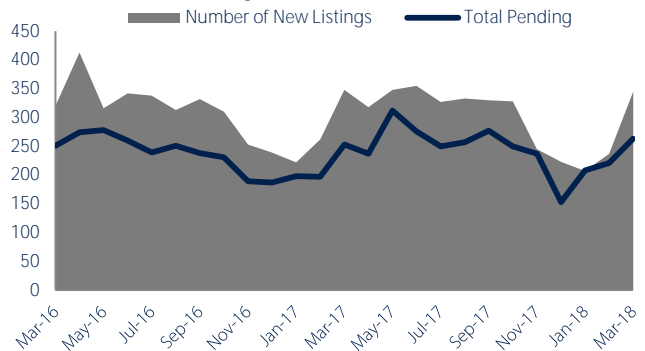
In March, there was 2.0 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 2.3 in March 2017. That is a decrease of 13% versus a year ago.

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.

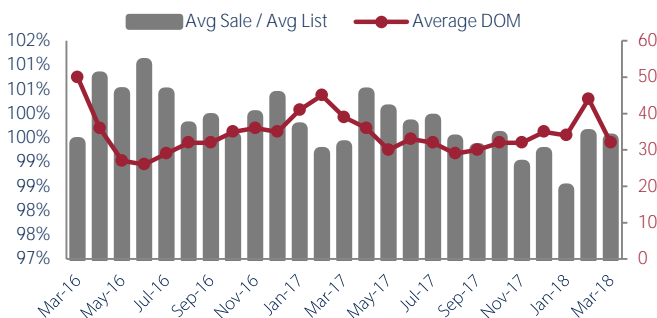
New Listings & Current Contracts

This month there were 345 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 348 in March 2017, a decrease of 1%. There were 263 current contracts pending sale this March compared to 253 a year ago. The number of current contracts is 4% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 99.5% 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 32, lower than the average last year, which was 39, a decrease of 18%.



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