



The Long & Foster Market Minute™

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

June 2018

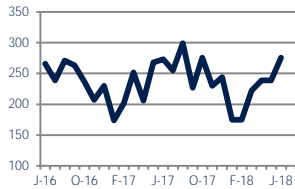
Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

Units Sold
276

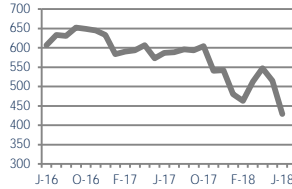
Active Inventory
429

Median Sale Price
\$299,500

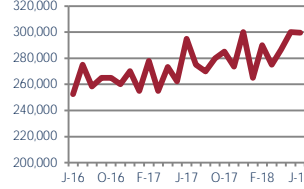
Days On Market
25



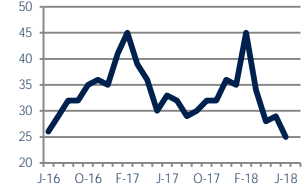
Up 1%
Vs. Year Ago



Down -27%
Vs. Year Ago

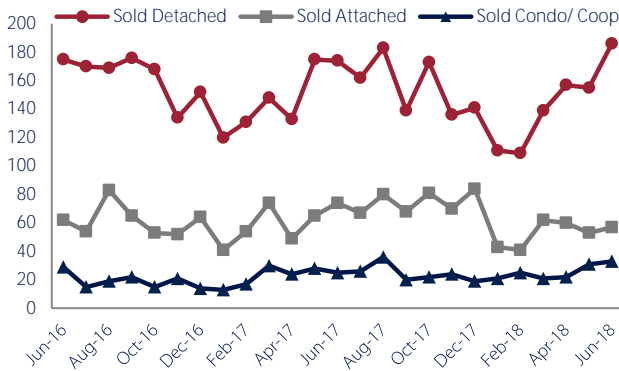


Up 2%
Vs. Year Ago



Down -24%
Vs. Year Ago

Units Sold*



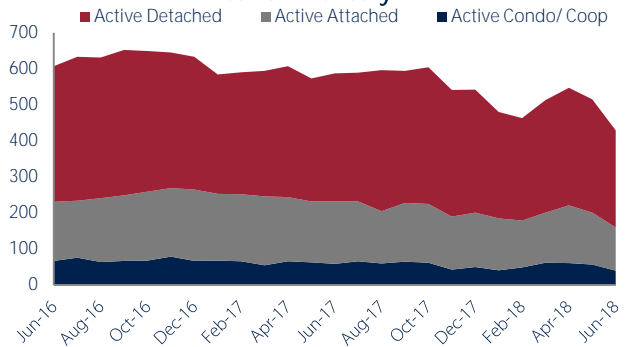
Units Sold

There was an increase in total units sold in June, with 276 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 239 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2017.

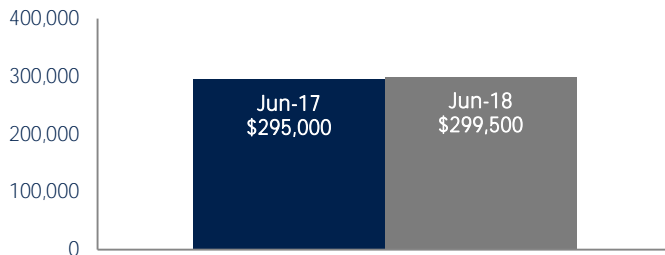
Active Inventory

Versus last year, the total number of homes available this month is lower by 158 units or 27%. The total number of active inventory this June was 429 compared to 587 in June 2017. This month's total of 429 is lower than the previous month's total supply of available inventory of 515, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$295,000. This June, the median sale price was \$299,500, an increase of 2% or \$4,500 compared to last year. The current median sold price is approximately the same as the median price in May.

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.

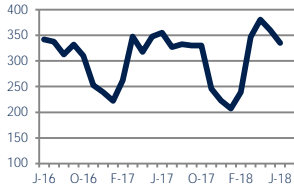
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



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New Listings

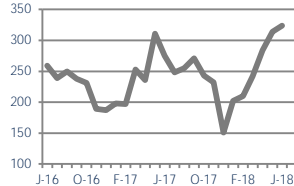
335



Down -6%
Vs. Year Ago

Current Contracts

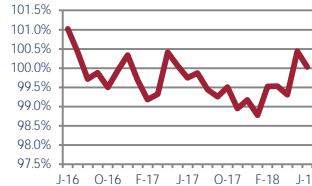
324



Up 18%
Vs. Year Ago

Sold Vs. List Price

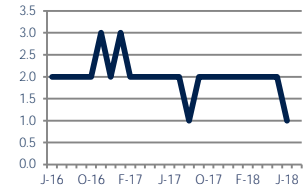
100.0%



No Change
Vs. Year Ago

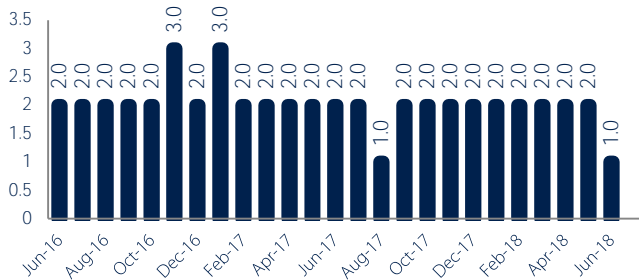
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

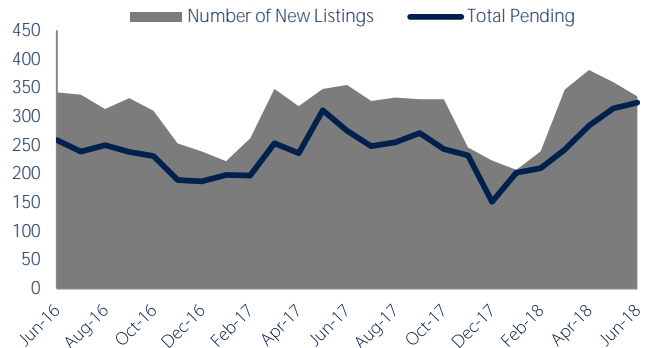
In June, there was 1.6 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 2.2 in June 2017. That is a decrease of 28% versus a year ago.

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.

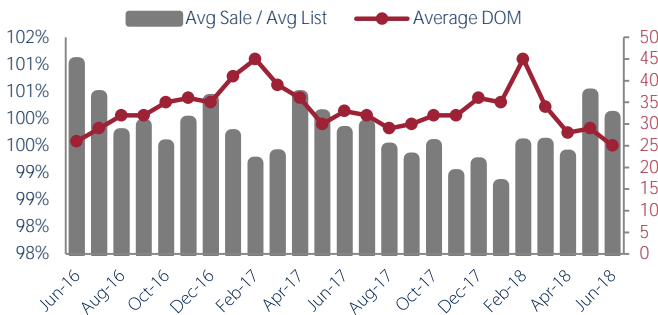
New Listings & Current Contracts

This month there were 335 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 355 in June 2017, a decrease of 6%. There were 324 current contracts pending sale this June compared to 275 a year ago. The number of current contracts is 18% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 100.0% 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 25, lower than the average last year, which was 33, a decrease of 24%.



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