



The Long & Foster Market Minute™

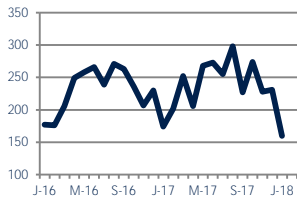
Focus On: Hyattsville, Brentwood, Bladensburg, and Mount Rainier Housing Market

January 2018

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

Units Sold

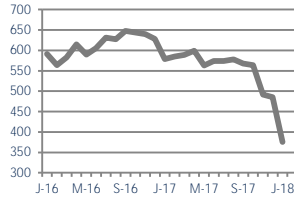
160



Down -8%
Vs. Year Ago

Active Inventory

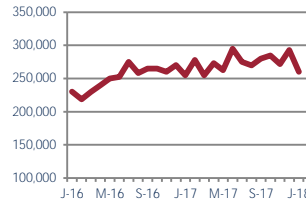
376



Down -35%
Vs. Year Ago

Median Sale Price

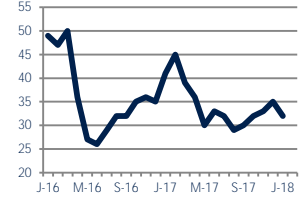
\$260,000



Up 2%
Vs. Year Ago

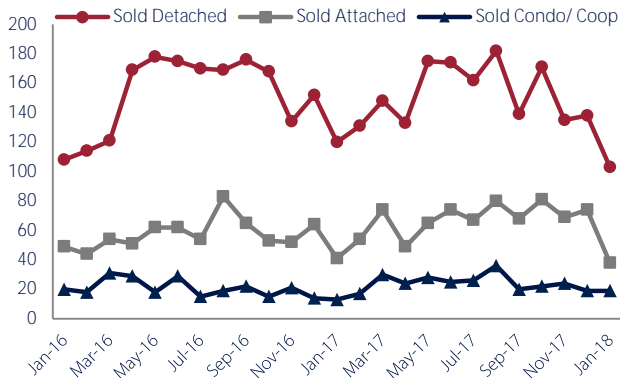
Days On Market

32



Down -22%
Vs. Year Ago

Units Sold*



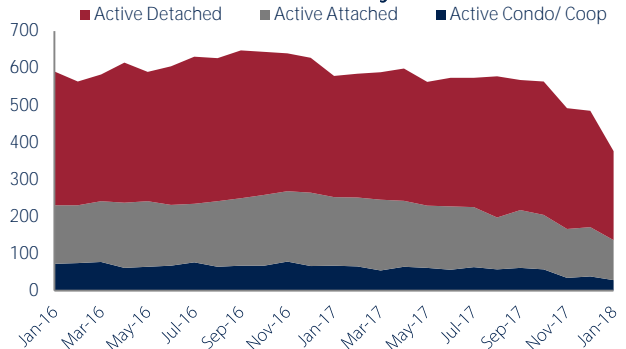
Units Sold

There was a decrease in total units sold in January, with 160 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 231 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 8% versus January 2017.

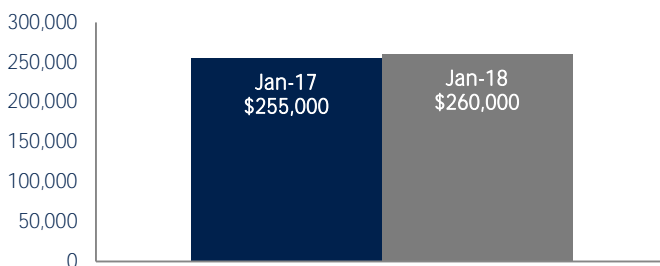
Active Inventory

Versus last year, the total number of homes available this month is lower by 203 units or 35%. The total number of active inventory this January was 376 compared to 579 in January 2017. This month's total of 376 is lower than the previous month's total supply of available inventory of 485, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$255,000. This January, the median sale price was \$260,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 11% lower than in December.

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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*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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





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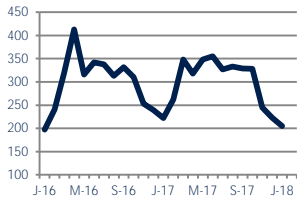
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New Listings

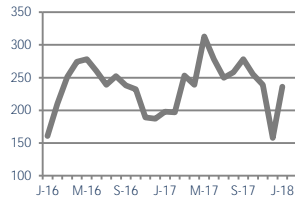
205



Down -8%
Vs. Year Ago

Current Contracts

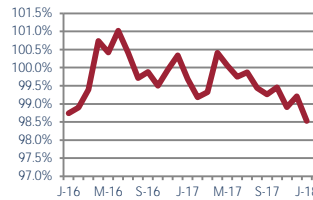
236



Up 19%
Vs. Year Ago

Sold Vs. List Price

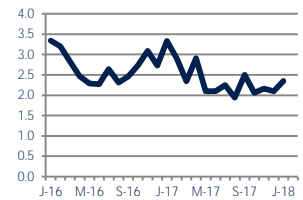
98.5%



Down -1.2%
Vs. Year Ago

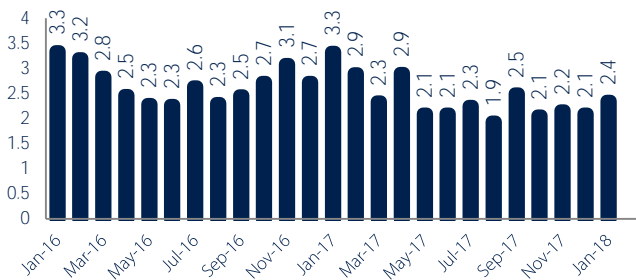
Months of Supply

2.4



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

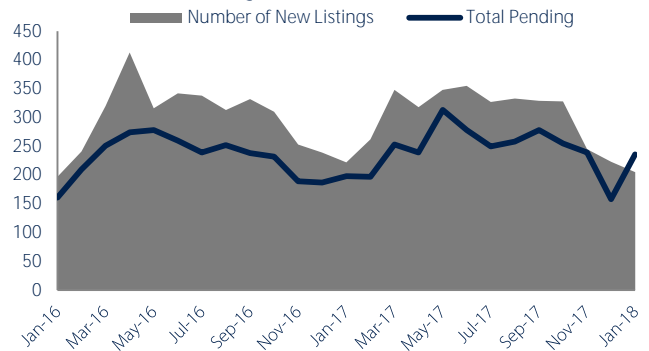
In January, there was 2.4 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 3.3 in January 2017. That is a decrease of 29% versus a year ago.

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.

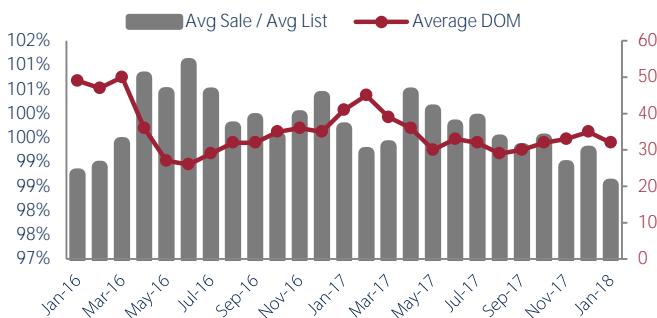
New Listings & Current Contracts

This month there were 205 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 222 in January 2017, a decrease of 8%. There were 236 current contracts pending sale this January compared to 198 a year ago. The number of current contracts is 19% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 98.5% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 41, a decrease of 22%.



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