



The Long & Foster Market Minute™

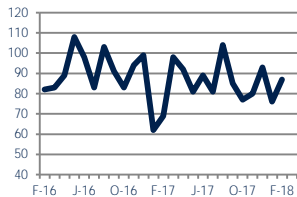
Focus On: Temple Hills, Oxon Hill, and Suitland Housing Market

February 2018

Zip Code(s): 20748, 20745 and 20746

Units Sold

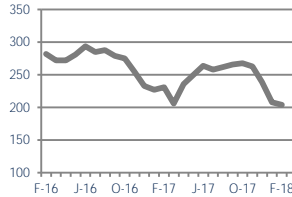
87



Up 26%
Vs. Year Ago

Active Inventory

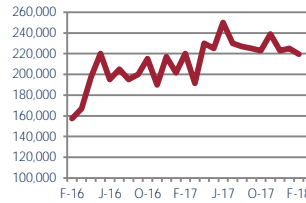
204



Down -12%
Vs. Year Ago

Median Sale Price

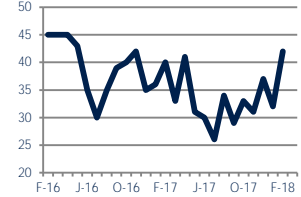
\$219,500



No Change
Vs. Year Ago

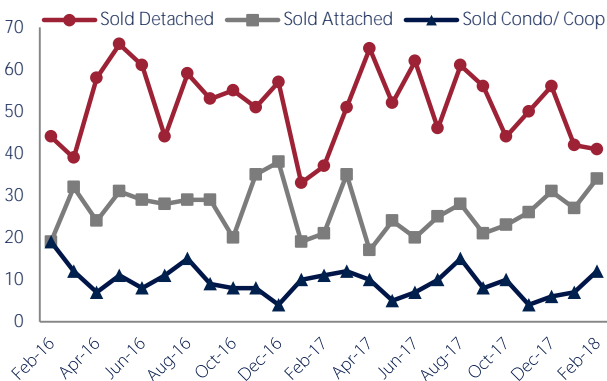
Days On Market

42



Up 5%
Vs. Year Ago

Units Sold*



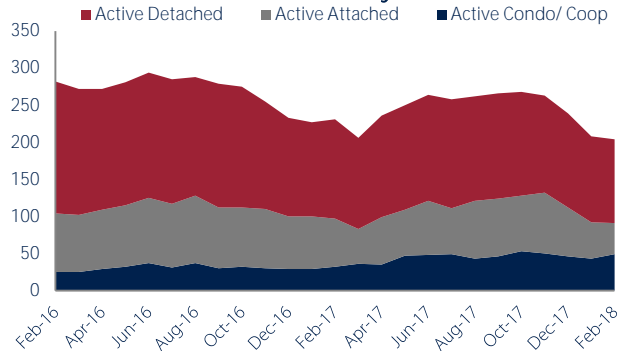
Units Sold

There was an increase in total units sold in February, with 87 sold this month in Temple Hills, Oxon Hill, and Suitland versus 76 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 26% versus February 2017.

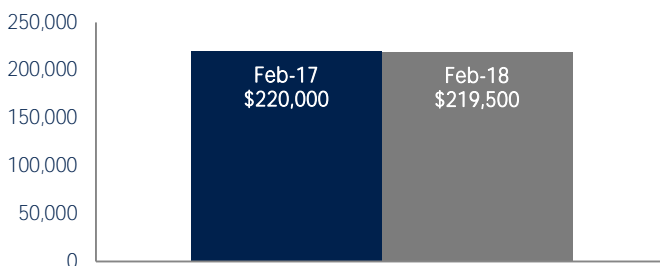
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 12%. The total number of active inventory this February was 204 compared to 231 in February 2017. This month's total of 204 is lower than the previous month's total supply of available inventory of 208, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Temple Hills, Oxon Hill, and Suitland Homes was \$220,000. This February, the median sale price was \$219,500, which is similar compared to a year ago. The current median sold price is 2% lower than in January.

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

Temple Hills, Oxon Hill, and Suitland are defined as properties listed in zip code/s 20748, 20745 and 20746.

*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

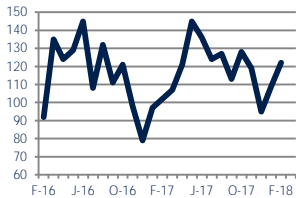




Zip Code(s): 20748, 20745 and 20746

New Listings

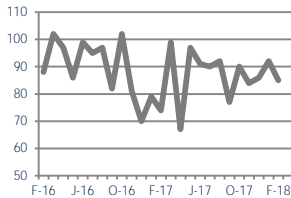
122



Up 20%
Vs. Year Ago

Current Contracts

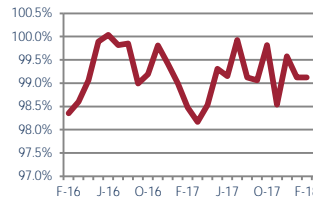
85



Up 15%
Vs. Year Ago

Sold Vs. List Price

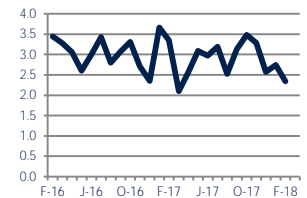
99.1%



Up 0.6%
Vs. Year Ago

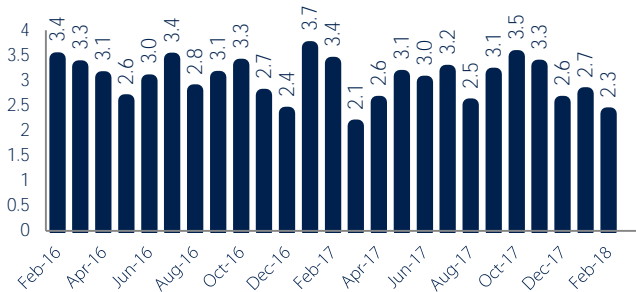
Months of Supply

2.3



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

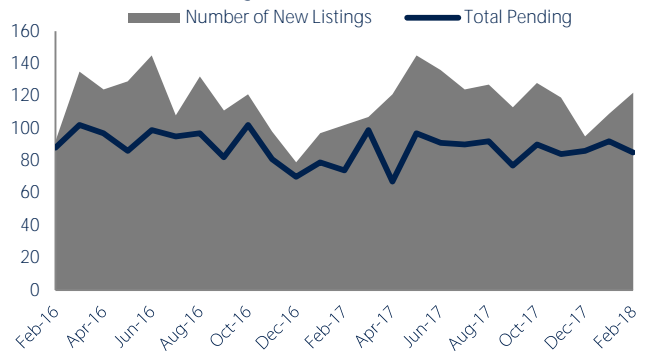
In February, there was 2.3 months of supply available in Temple Hills, Oxon Hill, and Suitland, compared to 3.3 in February 2017. That is a decrease of 30% versus a year ago.

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.

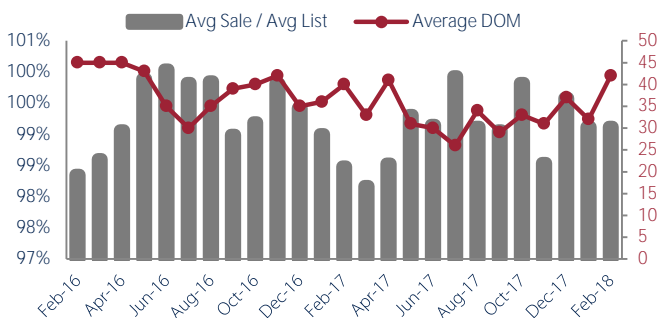
New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Temple Hills, Oxon Hill, and Suitland compared to 102 in February 2017, an increase of 20%. There were 85 current contracts pending sale this February compared to 74 a year ago. The number of current contracts is 15% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Temple Hills, Oxon Hill, and Suitland was 99.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 40, an increase of 5%.



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