



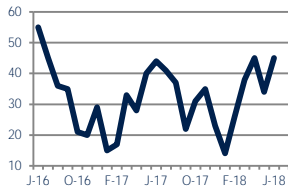
The Long & Foster Market Minute™

Focus On: Braddock Heights/Jefferson Park Housing Market

June 2018

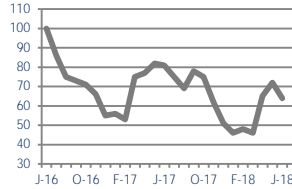
Zip Code(s): 22302

Units Sold
45



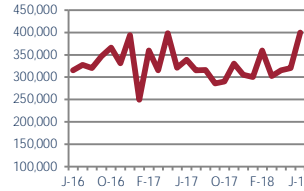
Up 2%
Vs. Year Ago

Active Inventory
64



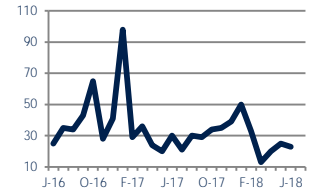
Down -21%
Vs. Year Ago

Median Sale Price
\$400,000



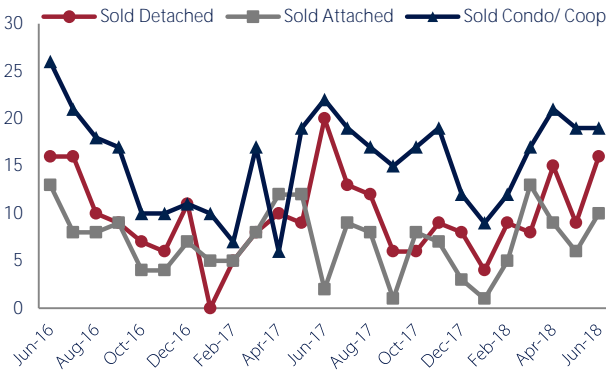
Up 18%
Vs. Year Ago

Days On Market
23



Down -23%
Vs. Year Ago

Units Sold*



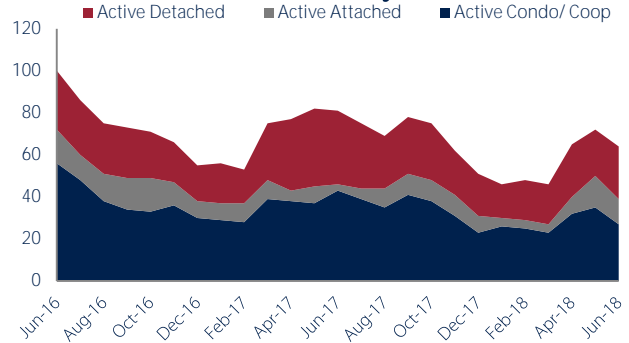
Units Sold

There was an increase in total units sold in June, with 45 sold this month in Braddock Heights/Jefferson Park versus 34 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 21%. The total number of active inventory this June was 64 compared to 81 in June 2017. This month's total of 64 is lower than the previous month's total supply of available inventory of 72, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Braddock Heights/Jefferson Park Homes was \$339,000. This June, the median sale price was \$400,000, an increase of \$61,000 compared to last year. The current median sold price is higher than in May.

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

Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

*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

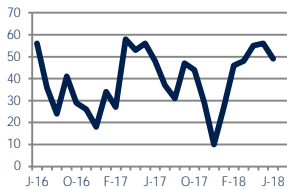




Zip Code(s): 22302

New Listings

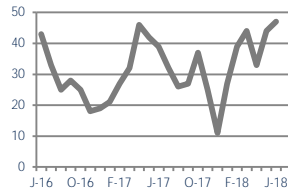
49



Up 2%
Vs. Year Ago

Current Contracts

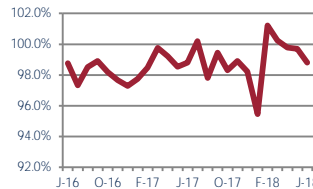
47



Up 21%
Vs. Year Ago

Sold Vs. List Price

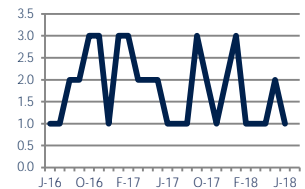
98.8%



No Change
Vs. Year Ago

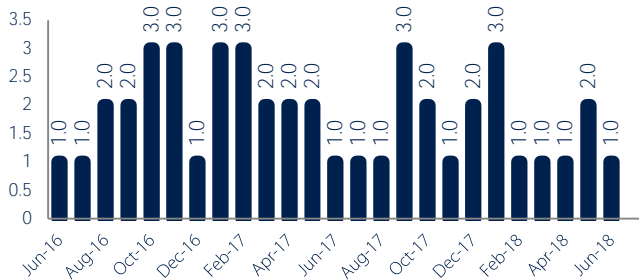
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

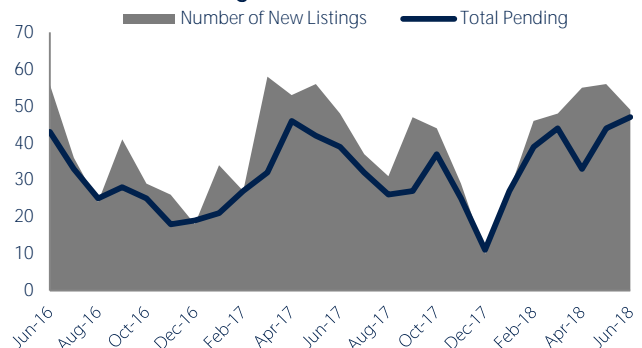
In June, there was 1.4 months of supply available in Braddock Heights/Jefferson Park, compared to 1.8 in June 2017. That is a decrease of 23% versus a year ago.

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.

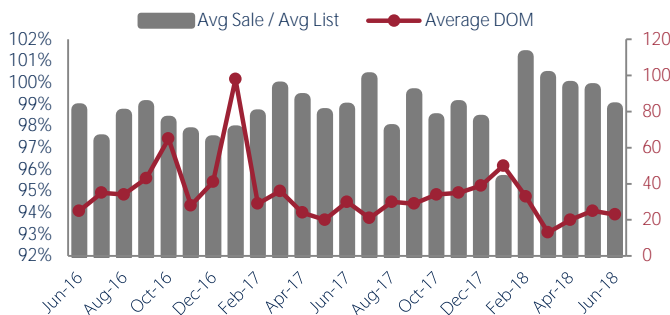
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 48 in June 2017, an increase of 2%. There were 47 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 21% 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 Braddock Heights/Jefferson Park was 98.8% 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 23, lower than the average last year, which was 30, a decrease of 23%.



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