



# The Long & Foster Market Minute™

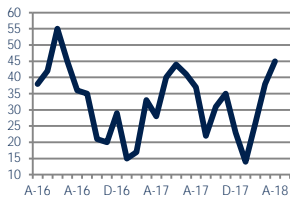
Focus On: Braddock Heights/Jefferson Park Housing Market

April 2018

Zip Code(s): 22302

## Units Sold

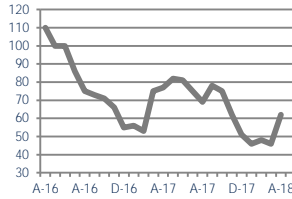
45



Up  
Vs. Year Ago

## Active Inventory

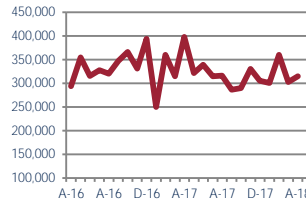
62



Down -19%  
Vs. Year Ago

## Median Sale Price

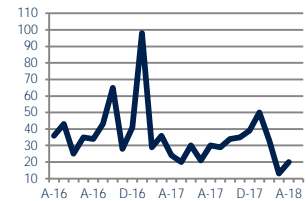
\$315,000



Down -21%  
Vs. Year Ago

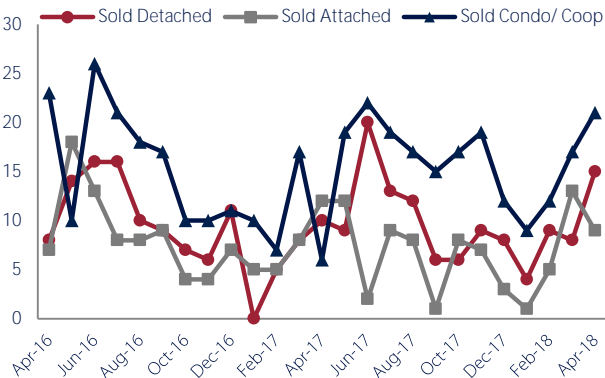
## Days On Market

20



Down -17%  
Vs. Year Ago

### Units Sold\*



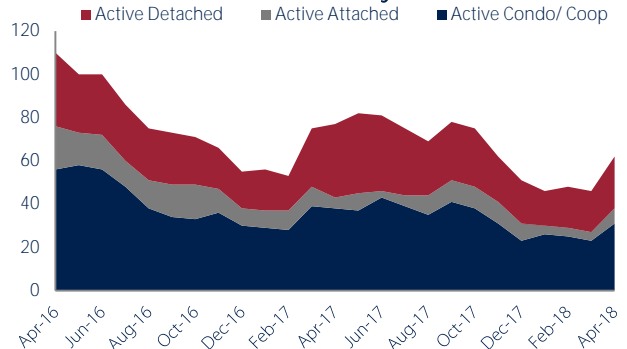
## Units Sold

There was an increase in total units sold in April, with 45 sold this month in Braddock Heights/Jefferson Park. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 19%. The total number of active inventory this April was 62 compared to 77 in April 2017. This month's total of 62 is higher than the previous month's total supply of available inventory of 46, an increase of 35%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Braddock Heights/Jefferson Park Homes was \$398,000. This April, the median sale price was \$315,000, a decrease of 21% or \$83,000 compared to last year. The current median sold price is 4% higher than in March.

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



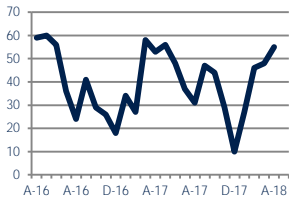
## Focus On: Braddock Heights/Jefferson Park Housing Market

April 2018

Zip Code(s): 22302

### New Listings

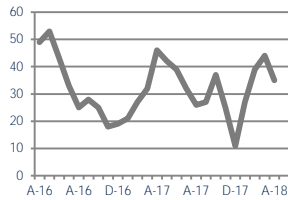
55



Up 4%  
Vs. Year Ago

### Current Contracts

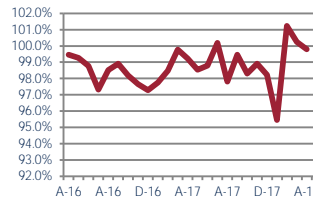
35



Down -24%  
Vs. Year Ago

### Sold Vs. List Price

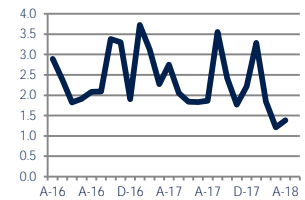
99.8%



Up 0.6%  
Vs. Year Ago

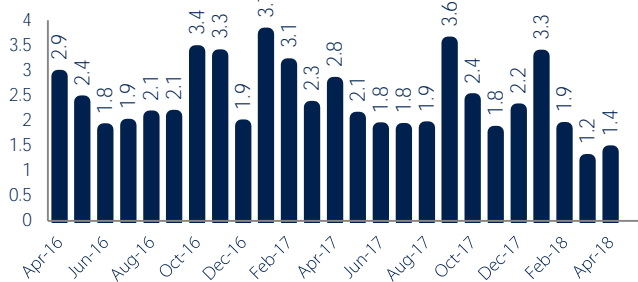
### Months of Supply

1.4



Down -50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

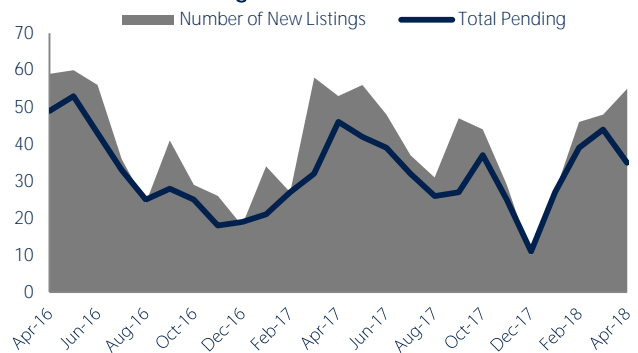
In April, there was 1.4 months of supply available in Braddock Heights/Jefferson Park, compared to 2.8 in April 2017. That is a decrease of 50% versus a year ago.

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.

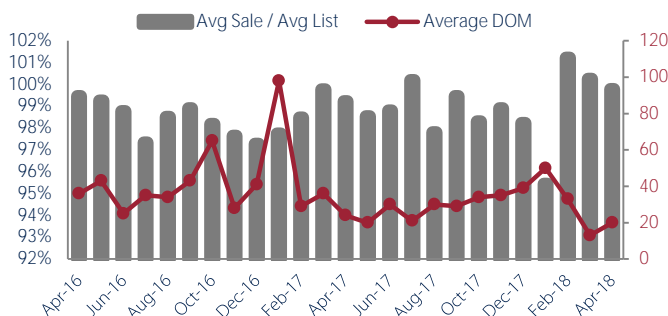
### New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 53 in April 2017, an increase of 4%. There were 35 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 24% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Braddock Heights/Jefferson Park was 99.8% 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 20, lower than the average last year, which was 24, a decrease of 17%.



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