



The Long & Foster Market Minute™

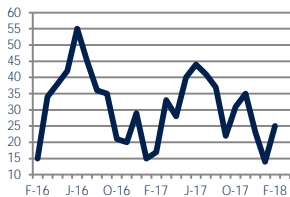
Focus On: Braddock Heights/Jefferson Park Housing Market

February 2018

Zip Code(s): 22302

Units Sold

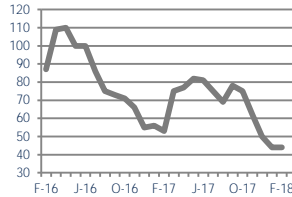
25



Up
Vs. Year Ago

Active Inventory

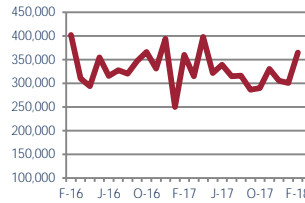
44



Down -17%
Vs. Year Ago

Median Sale Price

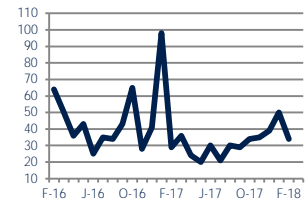
\$365,000



Up 1%
Vs. Year Ago

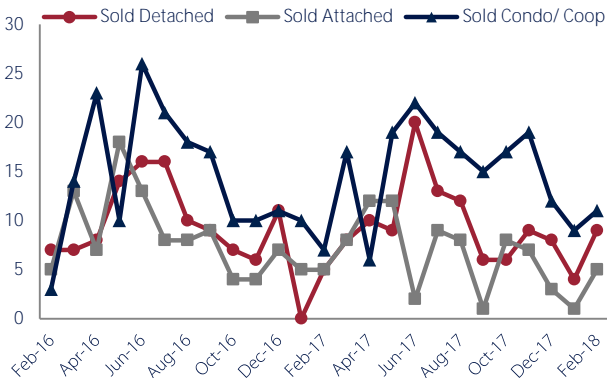
Days On Market

34



Up 17%
Vs. Year Ago

Units Sold*



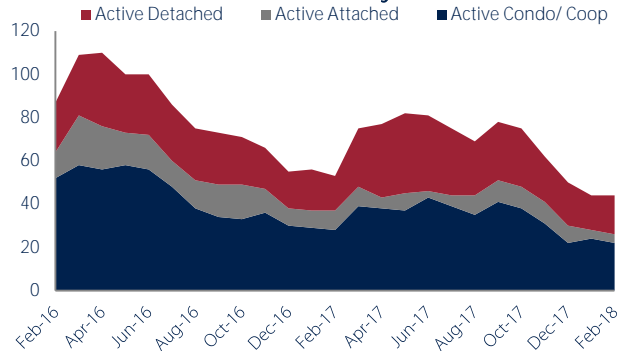
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 25 sold this month in Braddock Heights/Jefferson Park. This month's total units sold was higher than at this time last year, an increase from February 2017.

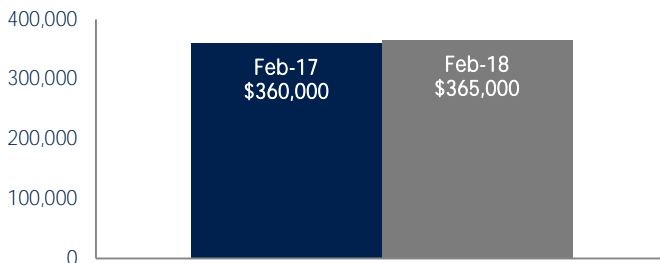
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 17%. The total number of active inventory this February was 44 compared to 53 in February 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Braddock Heights/Jefferson Park Homes was \$360,000. This February, the median sale price was \$365,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 22% higher 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.

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

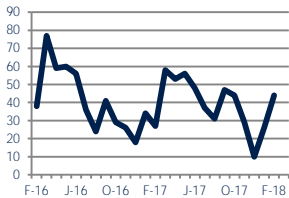




Zip Code(s): 22302

New Listings

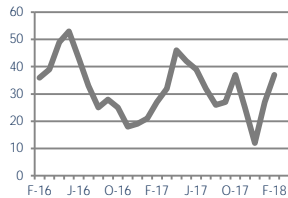
44



Up 63%
Vs. Year Ago

Current Contracts

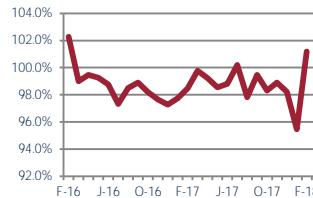
37



Up 37%
Vs. Year Ago

Sold Vs. List Price

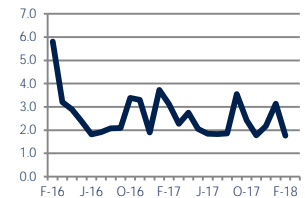
101.2%



Up 2.8%
Vs. Year Ago

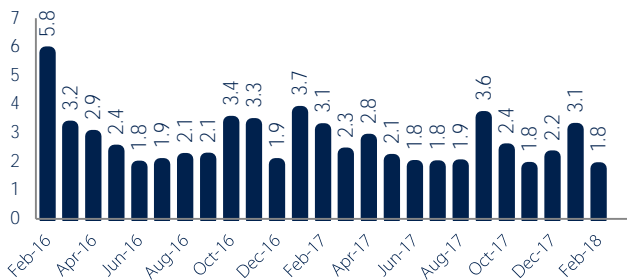
Months of Supply

1.8



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

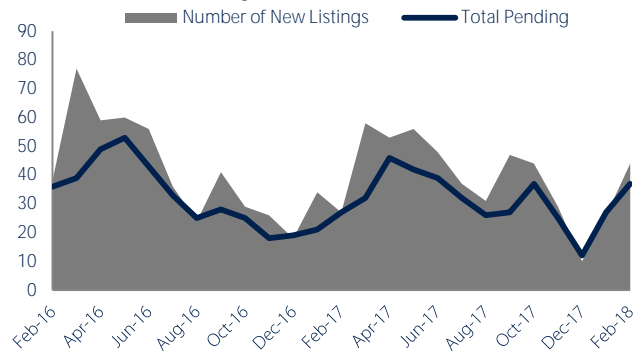
In February, there was 1.8 months of supply available in Braddock Heights/Jefferson Park, compared to 3.1 in February 2017. That is a decrease of 44% versus a year ago.

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.

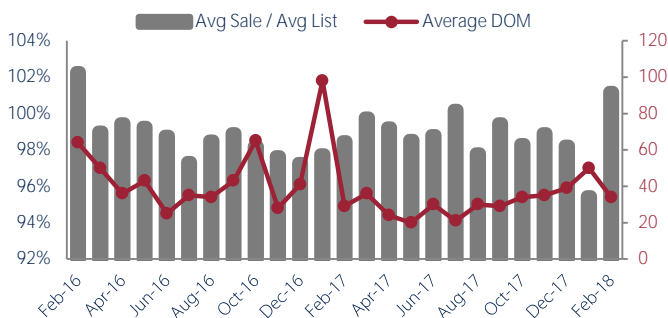
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 27 in February 2017, an increase of 63%. There were 37 current contracts pending sale this February compared to 27 a year ago. The number of current contracts is 37% 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 Braddock Heights/Jefferson Park was 101.2% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 29, an increase of 17%.



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