



The Long & Foster Market Minute™

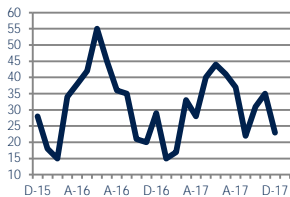
Focus On: Braddock Heights/Jefferson Park Housing Market

December 2017

Zip Code(s): 22302

Units Sold

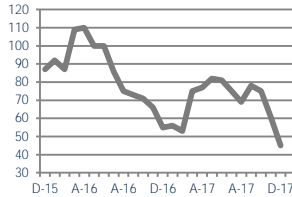
23



Down -21%
Vs. Year Ago

Active Inventory

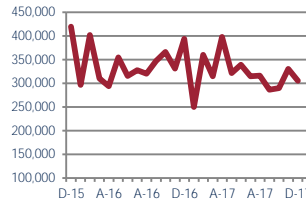
45



Down -18%
Vs. Year Ago

Median Sale Price

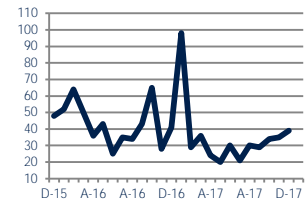
\$305,000



Down -23%
Vs. Year Ago

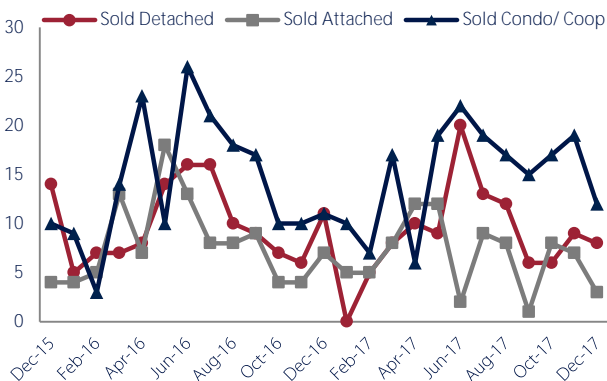
Days On Market

39



Down -5%
Vs. Year Ago

Units Sold*



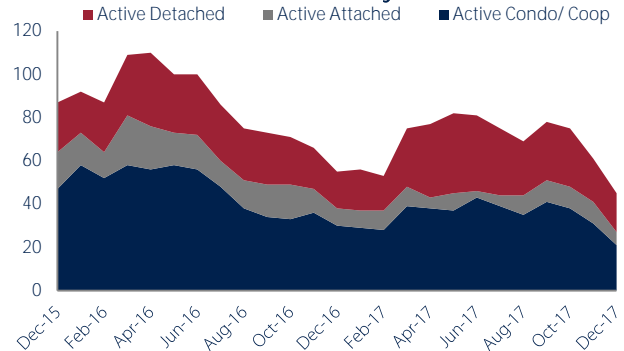
Units Sold

There was a decrease in total units sold in December, with 23 sold this month in Braddock Heights/Jefferson Park versus 35 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 21% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 18%. The total number of active inventory this December was 45 compared to 55 in December 2016. This month's total of 45 is lower than the previous month's total supply of available inventory of 61, a decrease of 26%.

Active Inventory*

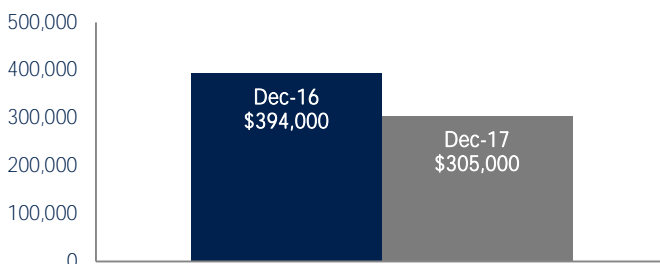


Median Sale Price

Last December, the median sale price for Braddock Heights/Jefferson Park Homes was \$394,000. This December, the median sale price was \$305,000, a decrease of 23% or \$89,000 compared to last year. The current median sold price is 8% lower than in November.

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

Median Sale Price



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.

LONG & FOSTER
REAL ESTATE

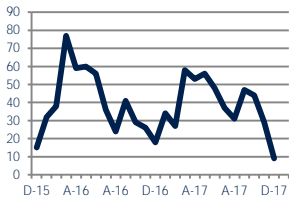
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22302

New Listings

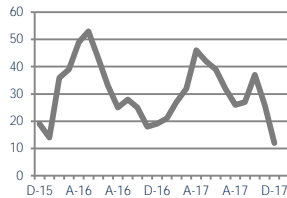
9



Down -50%
Vs. Year Ago

Current Contracts

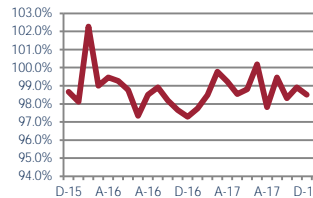
12



Down -37%
Vs. Year Ago

Sold Vs. List Price

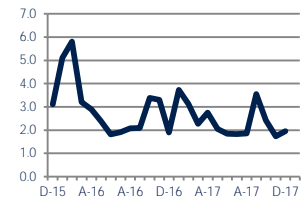
98.5%



Up 1.3%
Vs. Year Ago

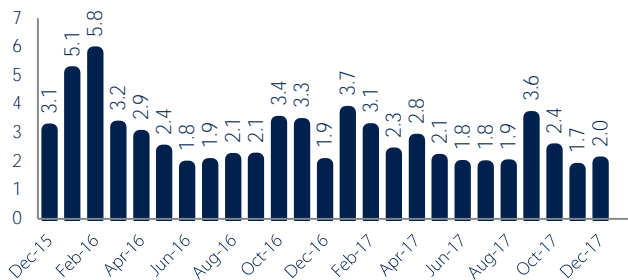
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

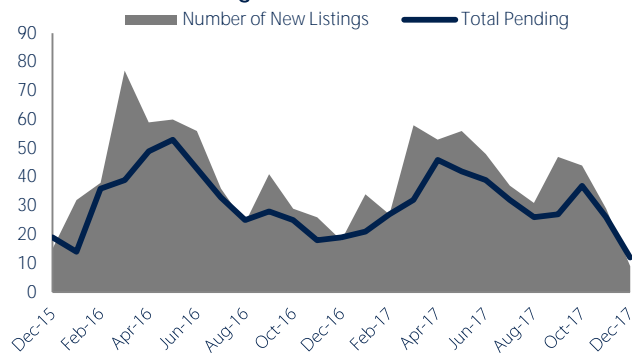
In December, there was 2.0 months of supply available in Braddock Heights/Jefferson Park. The amount of supply is similar compared to a year ago.

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.

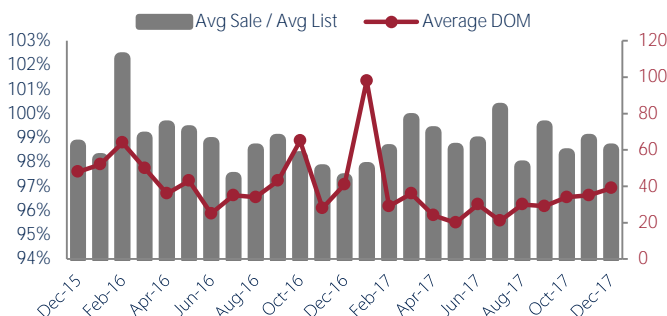
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 18 in December 2016, a decrease of 50%. There were 12 current contracts pending sale this December compared to 19 a year ago. The number of current contracts is 37% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Braddock Heights/Jefferson Park was 98.5% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 41, a decrease of 5%.



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