



# The Long & Foster Market Minute™

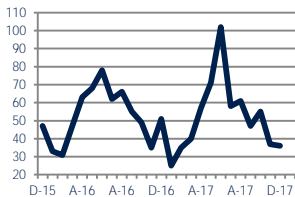
Focus On: **Bristow Housing Market**

December 2017

Zip Code(s): 20136

## Units Sold

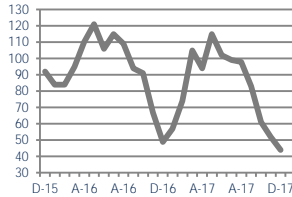
36



Down -29%  
Vs. Year Ago

## Active Inventory

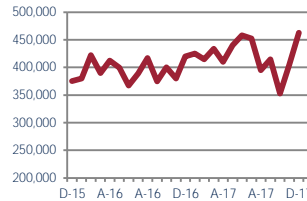
44



Down -10%  
Vs. Year Ago

## Median Sale Price

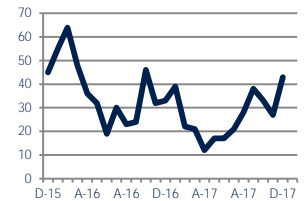
\$463,000



Up 10%  
Vs. Year Ago

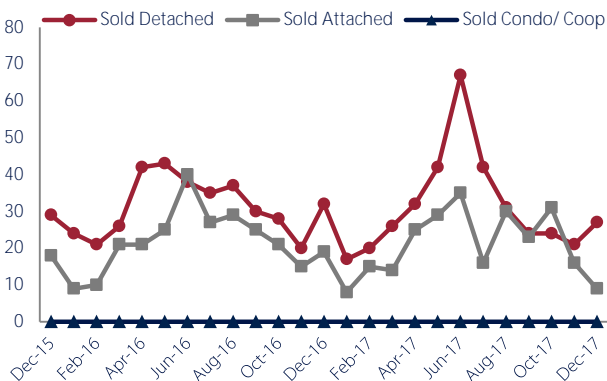
## Days On Market

43



Up 30%  
Vs. Year Ago

## Units Sold\*



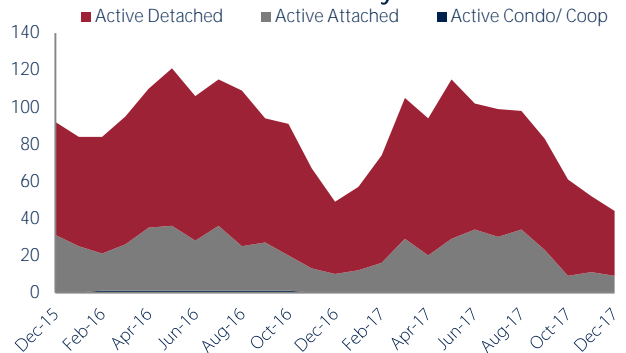
## Units Sold

There was a decrease in total units sold in December, with 36 sold this month in Bristow versus 37 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 29% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 10%. The total number of active inventory this December was 44 compared to 49 in December 2016. This month's total of 44 is lower than the previous month's total supply of available inventory of 52, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Bristow Homes was \$420,000. This December, the median sale price was \$463,000, an increase of 10% or \$43,000 compared to last year. The current median sold price is 14% higher 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.



Bristow are defined as properties listed in zip code/s 20136.

\*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.

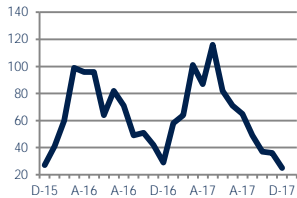




Zip Code(s): 20136

### New Listings

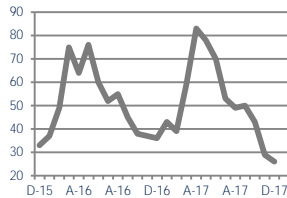
25



**Down -14%**  
Vs. Year Ago

### Current Contracts

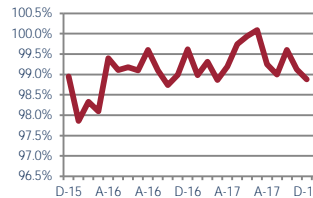
26



**Down -28%**  
Vs. Year Ago

### Sold Vs. List Price

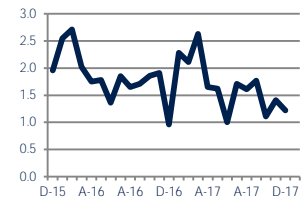
98.9%



**Down -0.7%**  
Vs. Year Ago

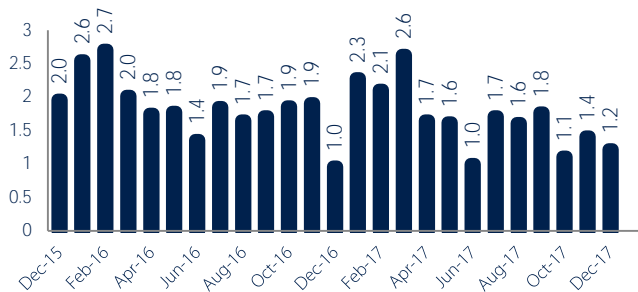
### Months of Supply

1.2



**Up 27%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

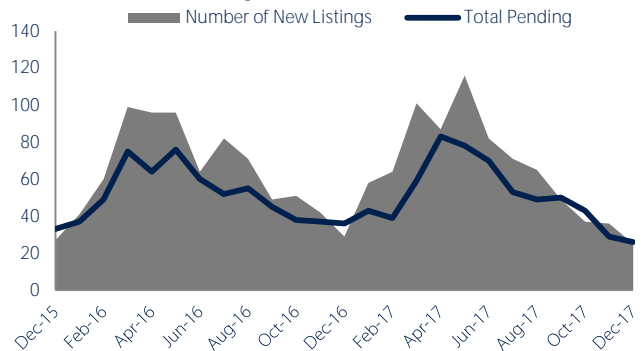
In December, there was 1.2 months of supply available in Bristow, compared to 1.0 in December 2016. That is an increase of 27% versus a year ago.

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.

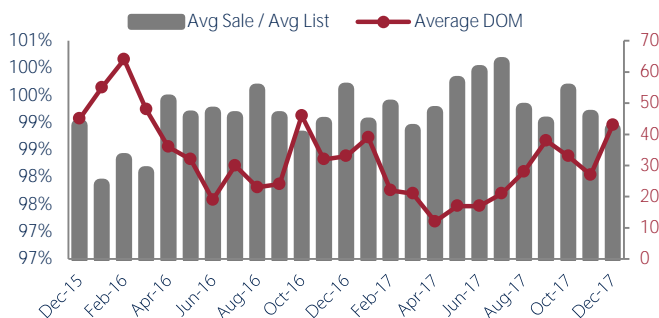
### New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Bristow compared to 29 in December 2016, a decrease of 14%. There were 26 current contracts pending sale this December compared to 36 a year ago. The number of current contracts is 28% 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 Bristow was 98.9% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 33, an increase of 30%.



Bristow are defined as properties listed in zip code/s 20136.

\*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.

