

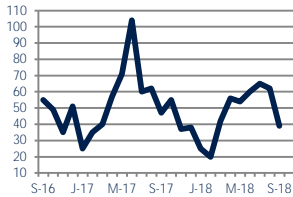
Focus On: Bristow Housing Market

September 2018

Zip Code(s): 20136

Units Sold

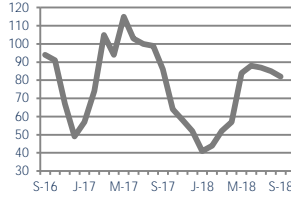
39



Down
Vs. Year Ago

Active Inventory

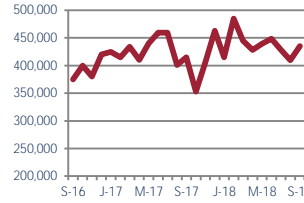
82



Down -5%
Vs. Year Ago

Median Sale Price

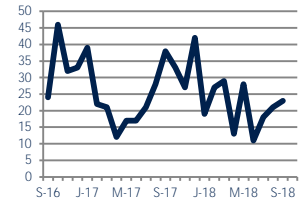
\$435,000



Up 5%
Vs. Year Ago

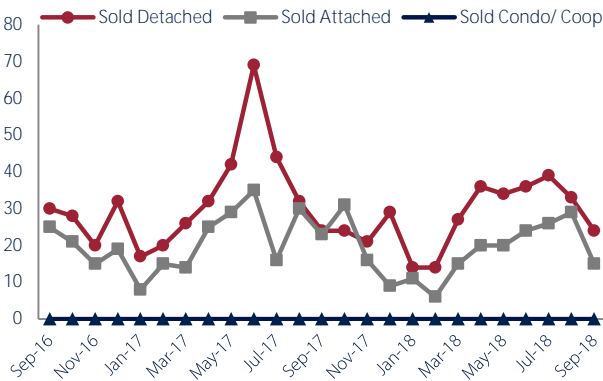
Days On Market

23



Down -39%
Vs. Year Ago

Units Sold*



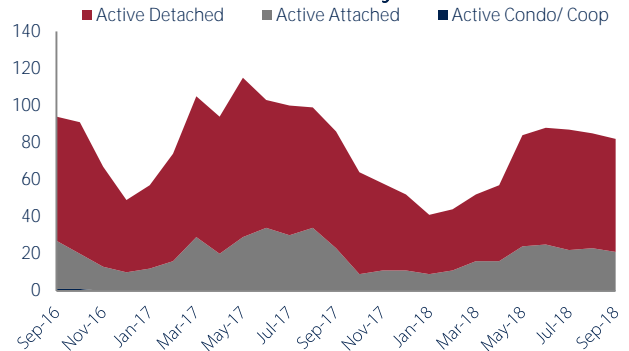
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 39 sold this month in Bristow. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 5%. The total number of active inventory this September was 82 compared to 86 in September 2017. This month's total of 82 is lower than the previous month's total supply of available inventory of 85, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Bristow Homes was \$415,000. This September, the median sale price was \$435,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 6% higher than in August.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE

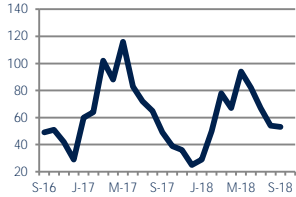




Zip Code(s): 20136

New Listings

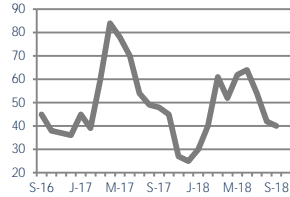
53



Up 8%
Vs. Year Ago

Current Contracts

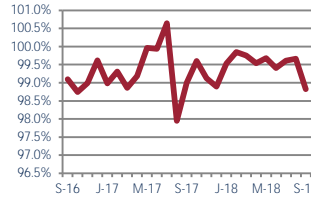
40



Down -17%
Vs. Year Ago

Sold Vs. List Price

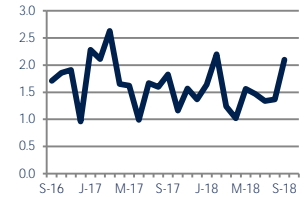
98.8%



No Change
Vs. Year Ago

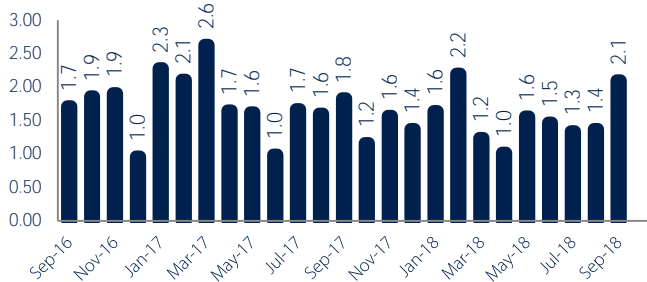
Months of Supply

2.1



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

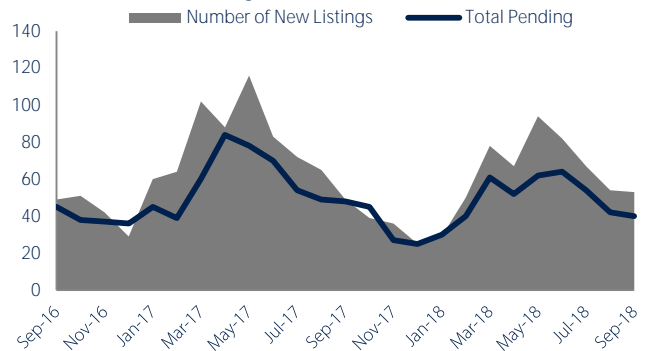
In September, there was 2.1 months of supply available in Bristow, compared to 1.8 in September 2017. That is an increase of 15% versus a year ago.

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.

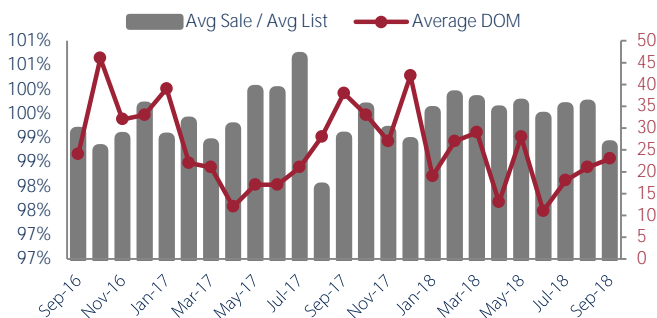
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Bristow compared to 49 in September 2017, an increase of 8%. There were 40 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 17% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Bristow 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 38, a decrease of 39%.



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