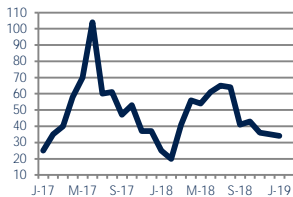


Zip Code(s): 20136

Units Sold

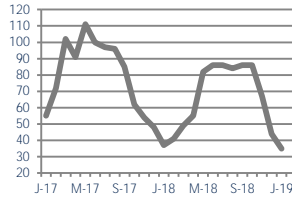
34



Up
Vs. Year Ago

Active Inventory

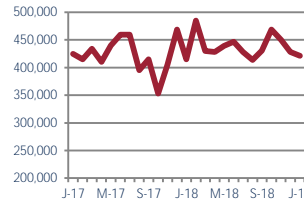
35



Down -5%
Vs. Year Ago

Median Sale Price

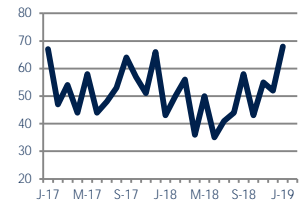
\$421,500



Up 2%
Vs. Year Ago

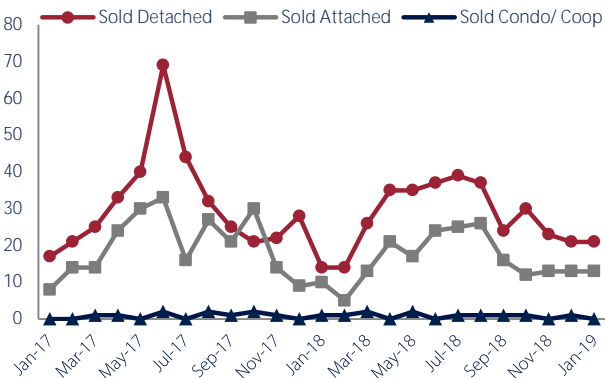
Days On Market

68



Up
Vs. Year Ago

Units Sold*



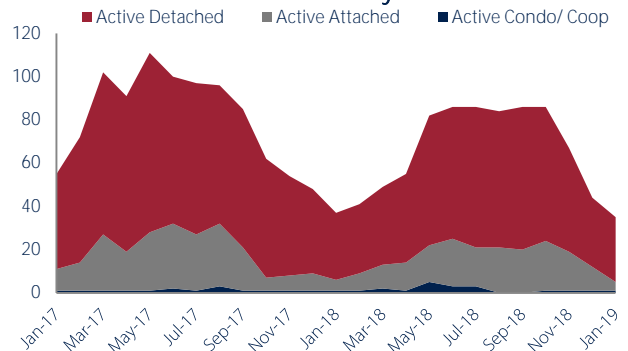
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 34 sold this month in Bristow. This month's total units sold was higher than at this time last year, an increase from January 2018.

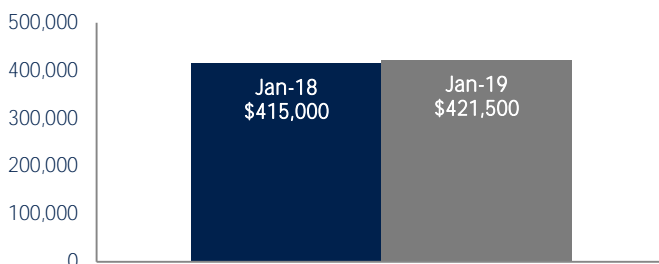
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 5%. The total number of active inventory this January was 35 compared to 37 in January 2018. This month's total of 35 is lower than the previous month's total supply of available inventory of 44, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Bristow Homes was \$415,000. This January, the median sale price was \$421,500, an increase of 2% or \$6,500 compared to last year. The current median sold price is 2% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S
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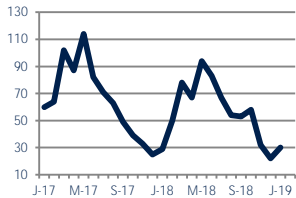
Focus On: Bristow Housing Market

January 2019

Zip Code(s): 20136

New Listings

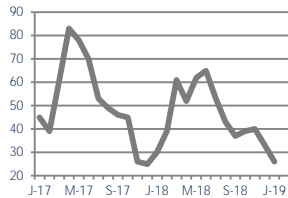
30



Up 3%
Vs. Year Ago

Current Contracts

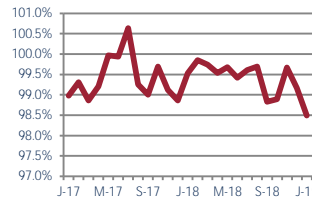
26



Down -13%
Vs. Year Ago

Sold Vs. List Price

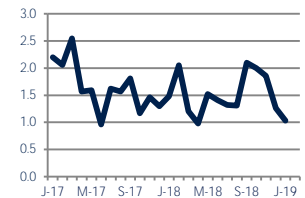
98.5%



Down -1%
Vs. Year Ago

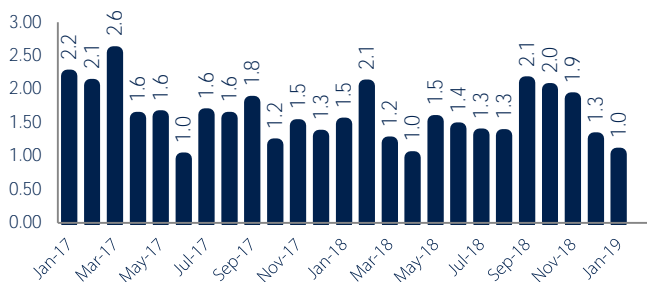
Months of Supply

1.0



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

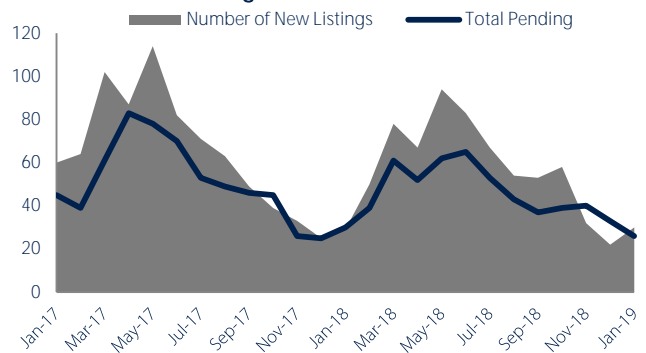
In January, there was 1.0 months of supply available in Bristow, compared to 1.5 in January 2018. That is a decrease of 30% versus a year ago.

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.

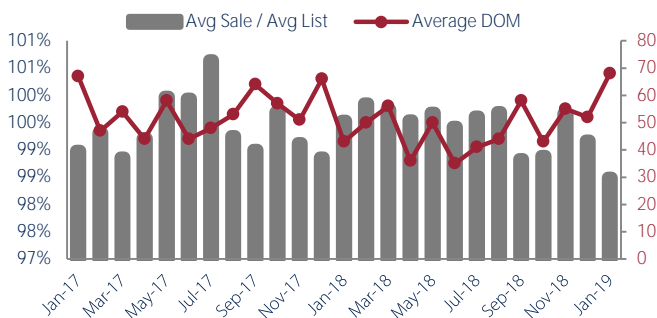
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Bristow compared to 29 in January 2018, an increase of 3%. There were 26 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 13% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bristow was 98.5% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 43. This increase was impacted by the limited number of sales.

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