



The Long & Foster Market Minute™

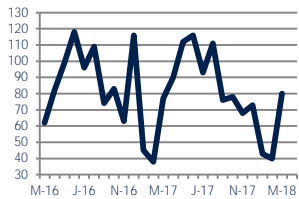
Focus On: Broadlands and Brambleton Housing Market

March 2018

Zip Code(s): 20148

Units Sold

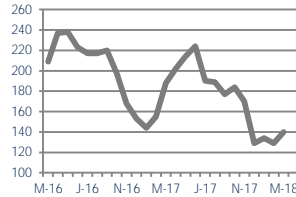
80



Up 4%
Vs. Year Ago

Active Inventory

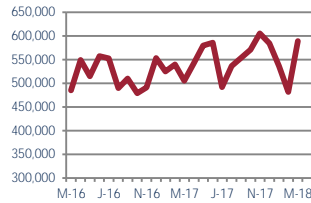
140



Down -26%
Vs. Year Ago

Median Sale Price

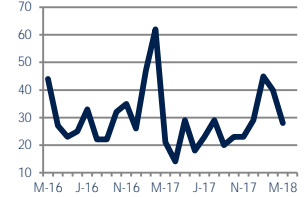
\$589,000



Up 17%
Vs. Year Ago

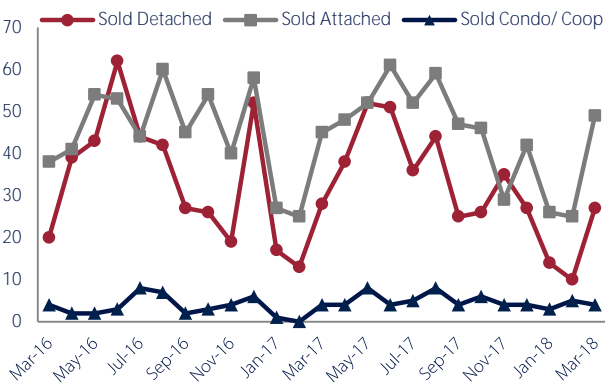
Days On Market

28



Up 33%
Vs. Year Ago

Units Sold*



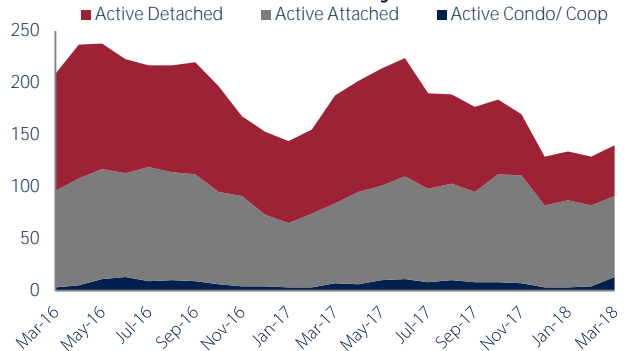
Units Sold

There was an increase in total units sold in March, with 80 sold this month in Broadlands and Brambleton. This month's total units sold was higher than at this time last year.

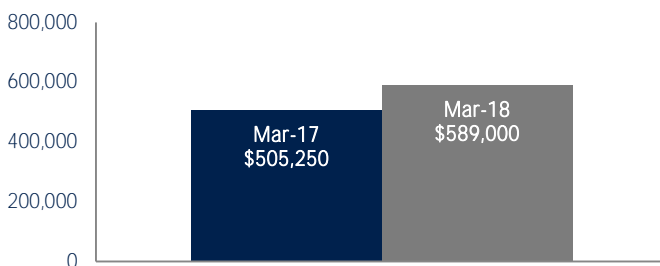
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 26%. The total number of active inventory this March was 140 compared to 188 in March 2017. This month's total of 140 is higher than the previous month's total supply of available inventory of 129, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Broadlands and Brambleton Homes was \$505,250. This March, the median sale price was \$589,000, an increase of 17% or \$83,750 compared to last year. The current median sold price is 22% higher than in February.

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

Broadlands and Brambleton are defined as properties listed in zip code/s 20148.

*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.



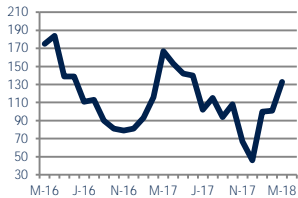
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20148

New Listings

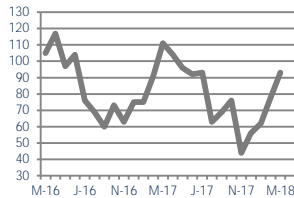
133



Down -20%
Vs. Year Ago

Current Contracts

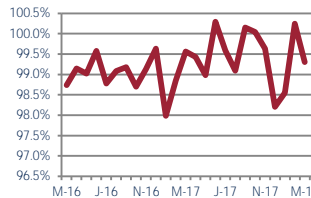
93



Down -16%
Vs. Year Ago

Sold Vs. List Price

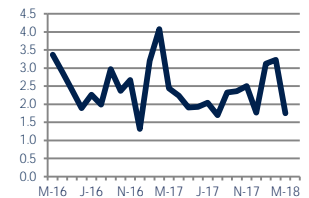
99.3%



No Change
Vs. Year Ago

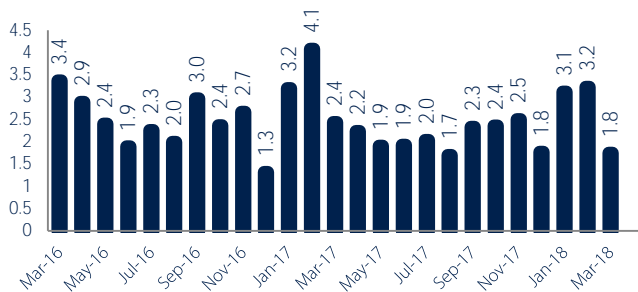
Months of Supply

1.8



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

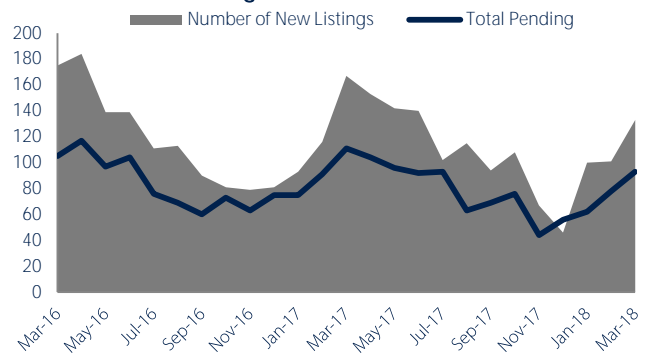
In March, there was 1.8 months of supply available in Broadlands and Brambleton, compared to 2.4 in March 2017. That is a decrease of 28% versus a year ago.

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.

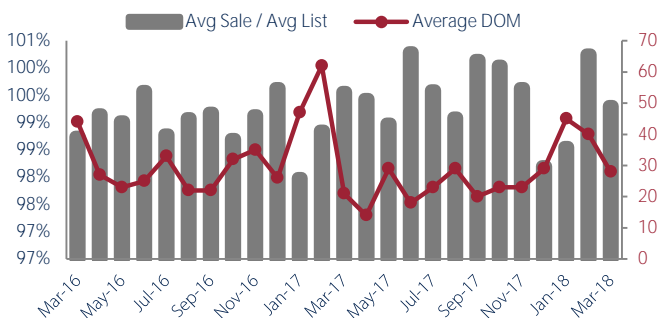
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Broadlands and Brambleton compared to 167 in March 2017, a decrease of 20%. There were 93 current contracts pending sale this March compared to 111 a year ago. The number of current contracts is 16% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Broadlands and Brambleton was 99.3% 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 28, higher than the average last year, which was 21, an increase of 33%.



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