



# The Long & Foster Market Minute™

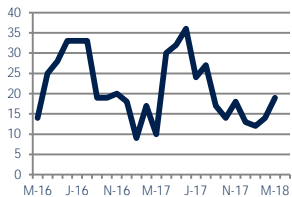
Focus On: Oak Hill Housing Market

March 2018

Zip Code(s): 20171

## Units Sold

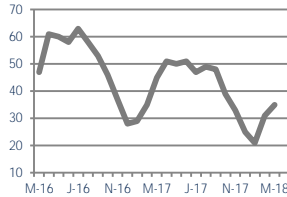
19



Up  
Vs. Year Ago

## Active Inventory

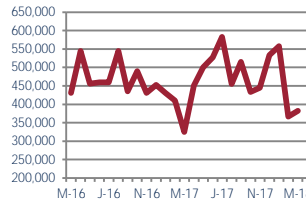
35



Down -22%  
Vs. Year Ago

## Median Sale Price

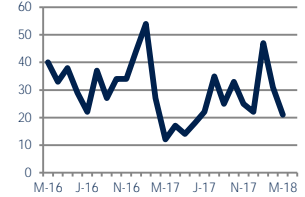
\$382,500



Up 18%  
Vs. Year Ago

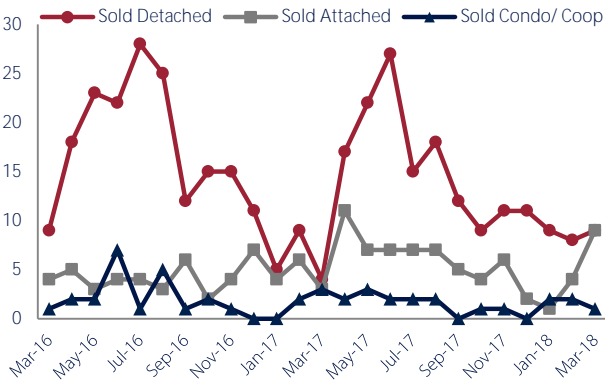
## Days On Market

21



Up  
Vs. Year Ago

## Units Sold\*



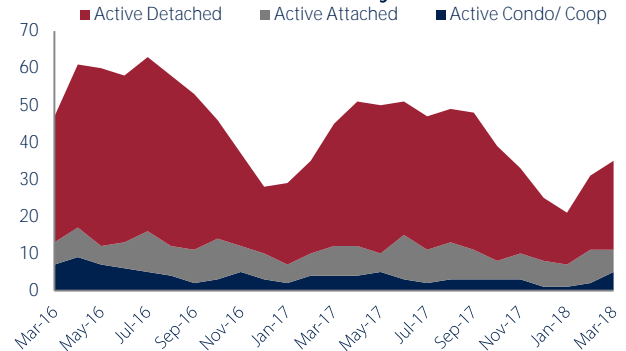
## Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 19 sold this month in Oak Hill. This month's total units sold was higher than at this time last year, an increase from March 2017.

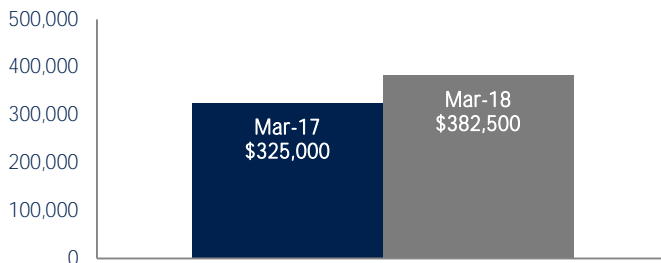
## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 22%. The total number of active inventory this March was 35 compared to 45 in March 2017. This month's total of 35 is higher than the previous month's total supply of available inventory of 31, an increase of 13%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Oak Hill Homes was \$325,000. This March, the median sale price was \$382,500, an increase of 18% or \$57,500 compared to last year. The current median sold price is 4% 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.

Oak Hill are defined as properties listed in zip code/s 20171.

\*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.



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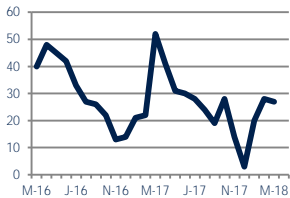
## Focus On: Oak Hill Housing Market

March 2018

Zip Code(s): 20171

### New Listings

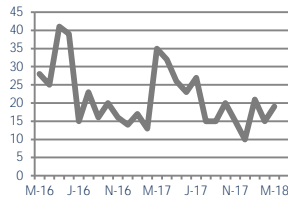
27



Down -48%  
Vs. Year Ago

### Current Contracts

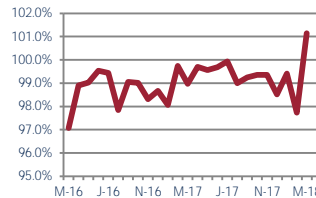
19



Down -46%  
Vs. Year Ago

### Sold Vs. List Price

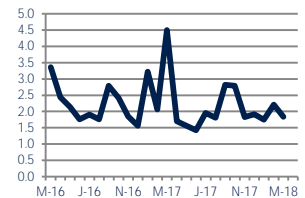
101.1%



Up 2.2%  
Vs. Year Ago

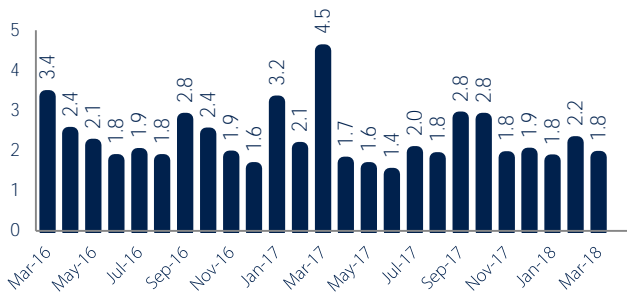
### Months of Supply

1.8



Down -59%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

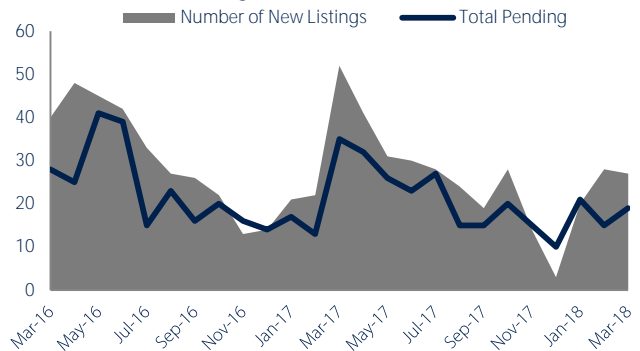
In March, there was 1.8 months of supply available in Oak Hill, compared to 4.5 in March 2017. That is a decrease of 59% versus a year ago.

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.

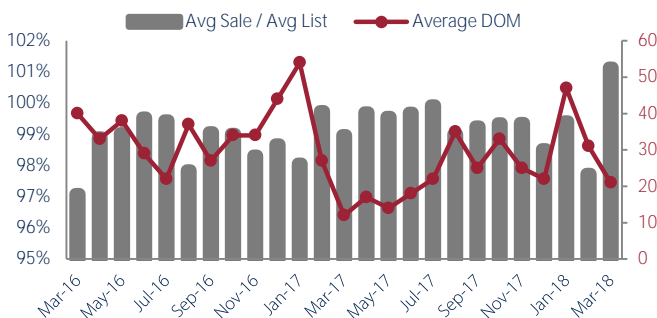
### New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Oak Hill compared to 52 in March 2017, a decrease of 48%. There were 19 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 46% 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 Oak Hill was 101.1% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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