

THE LONG & FOSTER MARKET MINUTE™

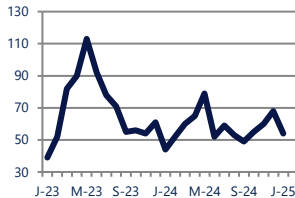
FOCUS ON: **SHEPHERD PARK AND PETWORTH HOUSING MARKET**

JANUARY 2025

Zip Code(s): 20011 and 20012

Units Sold

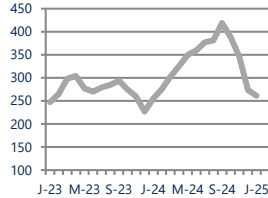
54



Up 23%
Vs. Year Ago

Active Inventory

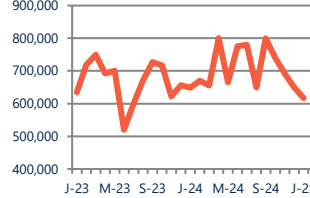
261



Up 2%
Vs. Year Ago

Median Sale Price

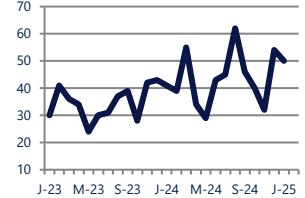
\$617,500



Down -5%
Vs. Year Ago

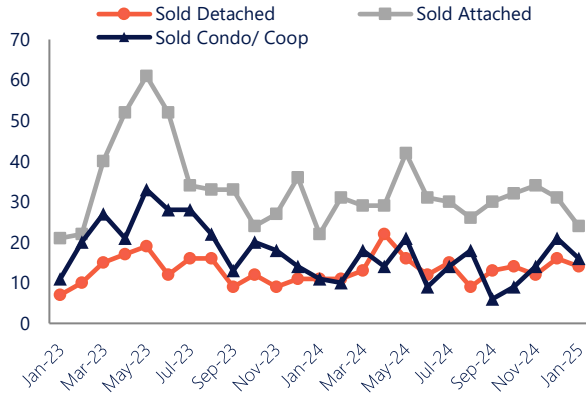
Days On Market

50



Up 22%
Vs. Year Ago

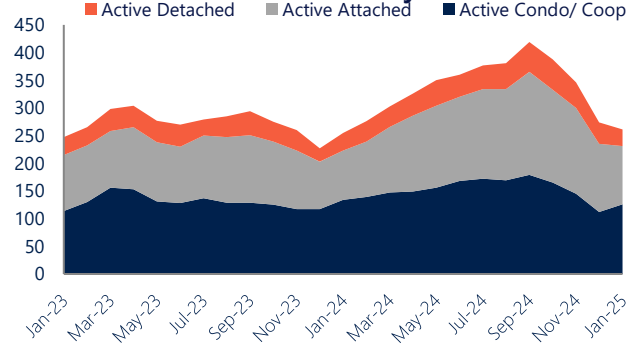
Units Sold*



Units Sold

There was a decrease in total units sold in January, with 54 sold this month in Shepherd Park and Petworth versus 68 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 23% versus January 2024.

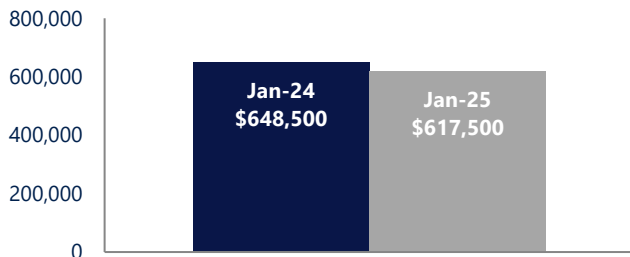
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 2%. The total number of active inventory this January was 261 compared to 255 in January 2024. This month's total of 261 is lower than the previous month's total supply of available inventory of 274, a decrease of 5%.

Median Sale Price



Median Sale Price

Last January, the median sale price for Shepherd Park and Petworth Homes was \$648,500. This January, the median sale price was \$617,500, a decrease of 5% or \$31,000 compared to last year. The current median sold price is 5% 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.

Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth.

*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.

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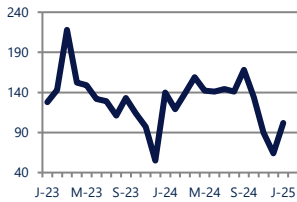
FOCUS ON: **SHEPHERD PARK AND PETWORTH HOUSING MARKET**

JANUARY 2025

Zip Code(s): 20011 and 20012

New Listings

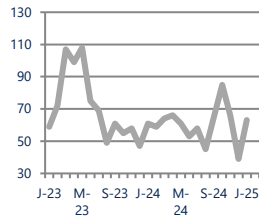
102



Down -27%
Vs. Year Ago

Current Contracts

63



Up 3%
Vs. Year Ago

Sold Vs. List Price

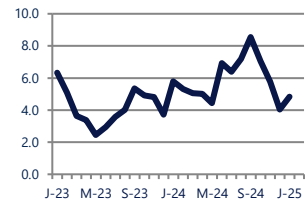
97.8%



Down -0.9%
Vs. Year Ago

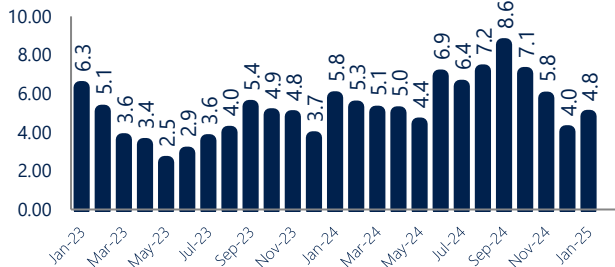
Months of Supply

4.8



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

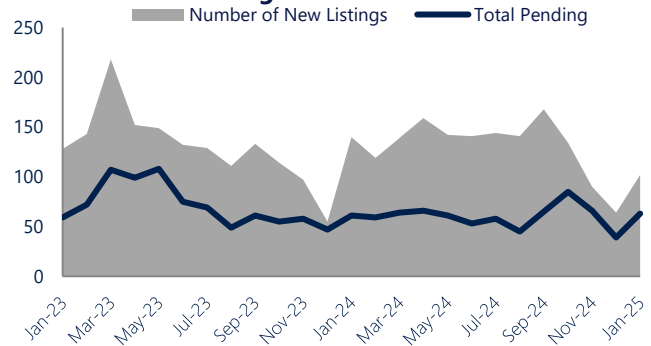
In January, there was 4.8 months of supply available in Shepherd Park and Petworth, compared to 5.8 in January 2024. That is a decrease of 17% versus a year ago.

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.

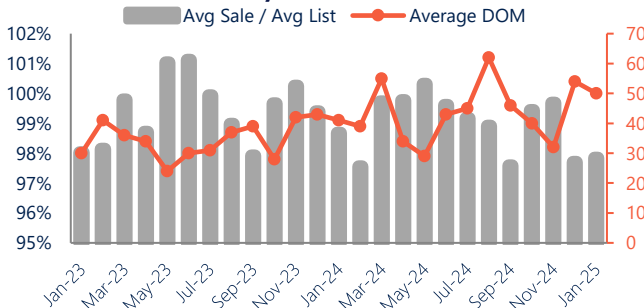
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Shepherd Park and Petworth compared to 140 in January 2024, a decrease of 27%. There were 63 current contracts pending sale this January compared to 61 a year ago. The number of current contracts is 3% higher 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 Shepherd Park and Petworth was 97.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 41, an increase of 22%.

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