



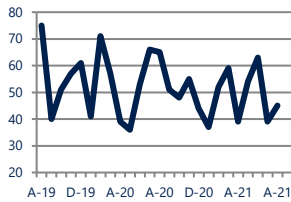
Focus On: Brookland and Woodridge Housing Market

August 2021

Zip Code(s): 20017 and 20018

Units Sold

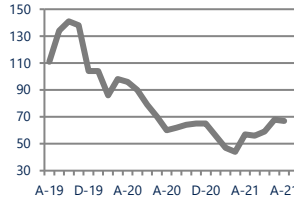
45



Down -31%
Vs. Year Ago

Active Inventory

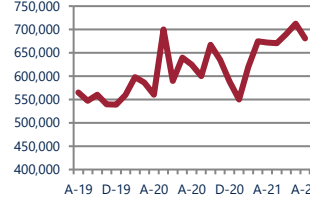
67



Up 12%
Vs. Year Ago

Median Sale Price

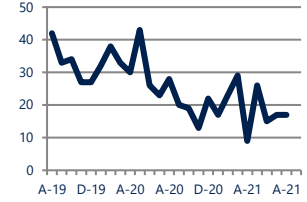
\$681,000



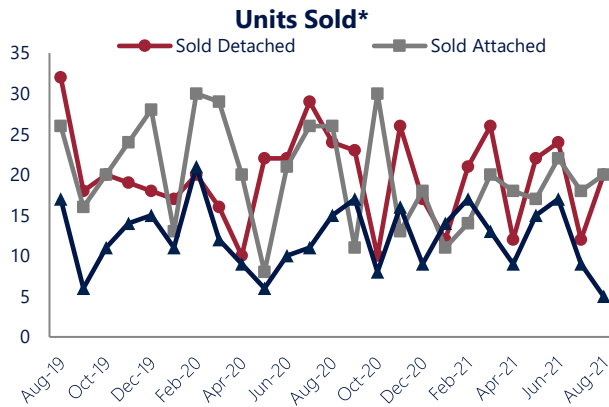
Up 9%
Vs. Year Ago

Days On Market

17



Down -39%
Vs. Year Ago

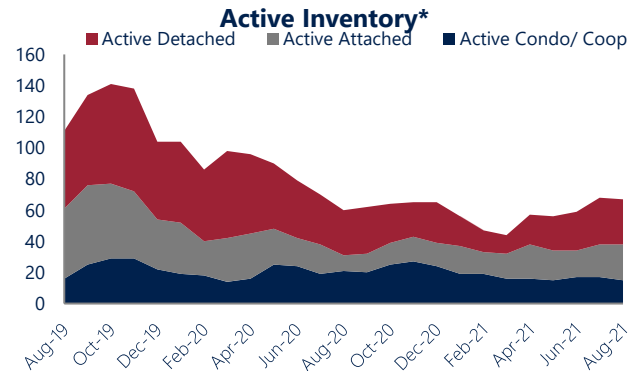


Units Sold

There was an increase in total units sold in August, with 45 sold this month in Brookland and Woodridge versus 39 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 31% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 12%. The total number of active inventory this August was 67 compared to 60 in August 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 68, a decrease of 1%.



Median Sale Price



Median Sale Price

Last August, the median sale price for Brookland and Woodridge Homes was \$625,000. This August, the median sale price was \$681,000, an increase of 9% or \$56,000 compared to last year. The current median sold price is 4% lower than in July.

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

Brookland and Woodridge are defined as properties in zip codes 20017/20018.

*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.





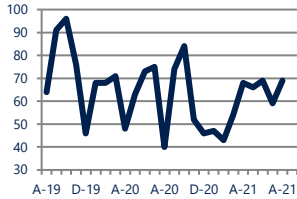
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August 2021

Zip Code(s): 20017 and 20018

New Listings

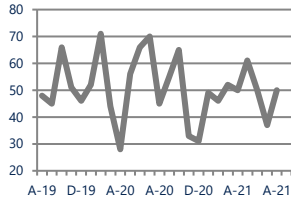
69



Up 73%
Vs. Year Ago

Current Contracts

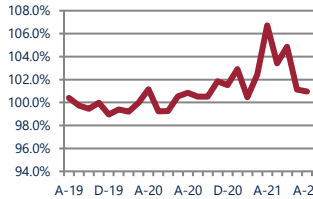
50



Up 11%
Vs. Year Ago

Sold Vs. List Price

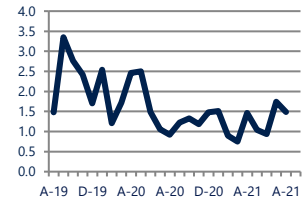
101.0%



No Change
Vs. Year Ago

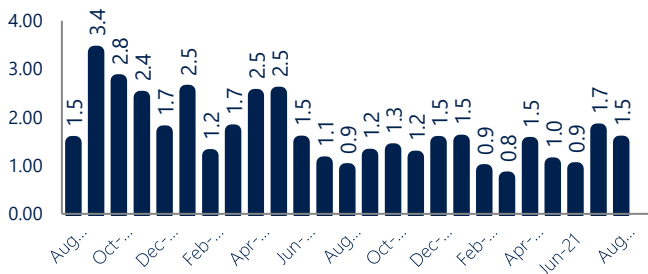
Months of Supply

1.5



Up 62%
Vs. Year Ago

Months Of Supply



Months of Supply

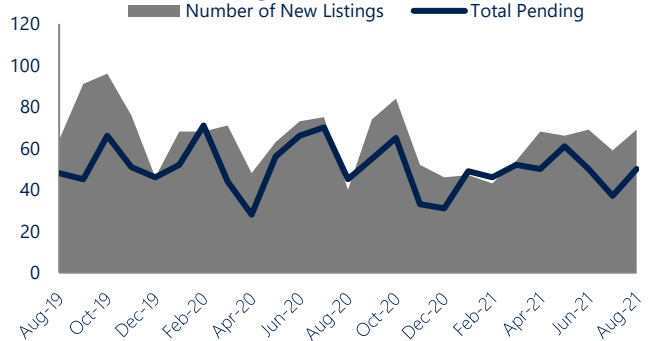
In August, there was 1.5 months of supply available in Brookland and Woodridge, compared to 0.9 in August 2020. That is an increase of 61% versus a year ago.

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.

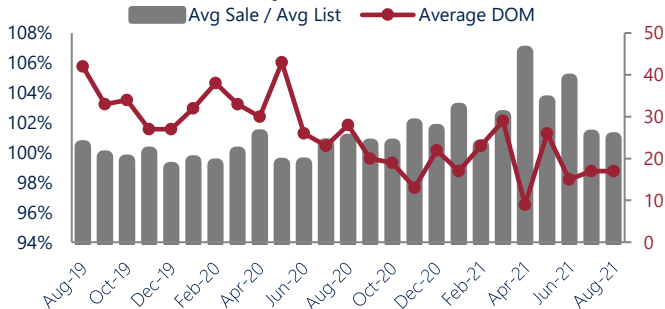
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Brookland and Woodridge compared to 40 in August 2020, an increase of 73%. There were 50 current contracts pending sale this August compared to 45 a year ago. The number of current contracts is 11% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Brookland and Woodridge was 101.0% 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 17, lower than the average last year, which was 28, a decrease of 39%.



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