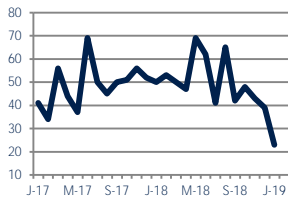


Zip Code(s): 20019

Units Sold

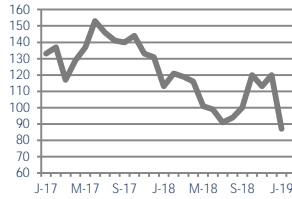
23



Down
Vs. Year Ago

Active Inventory

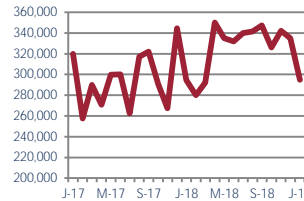
87



Down -23%
Vs. Year Ago

Median Sale Price

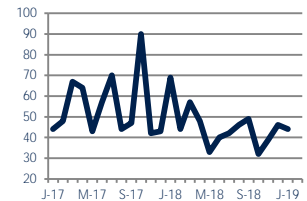
\$295,000



No Change
Vs. Year Ago

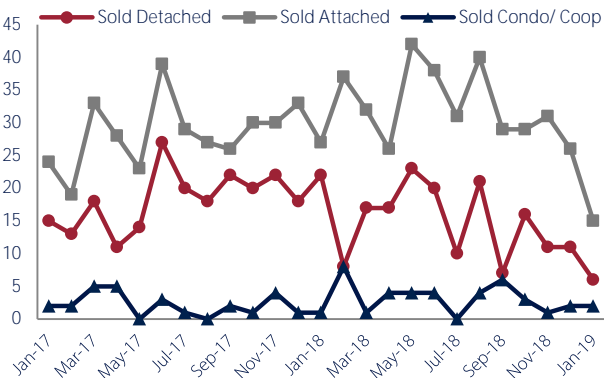
Days On Market

44



Down -36%
Vs. Year Ago

Units Sold*



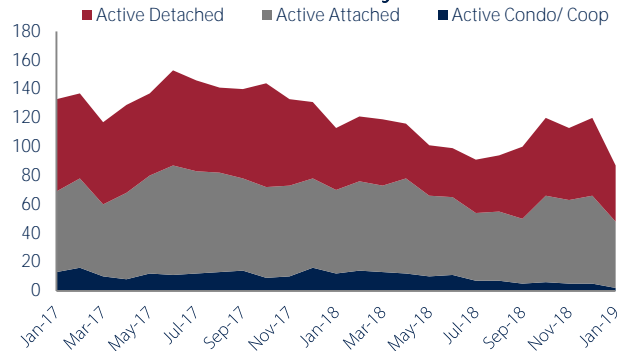
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Deanwood and Marshall Heights. This month's total units sold was lower than at this time last year, a decrease from January 2018.

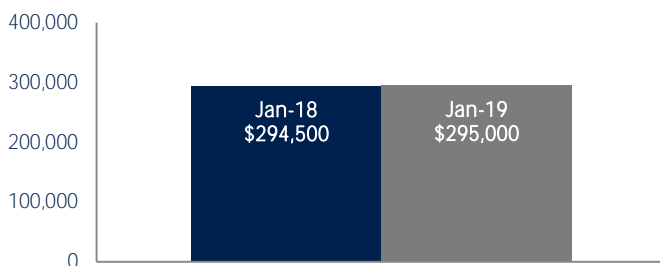
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 23%. The total number of active inventory this January was 87 compared to 113 in January 2018. This month's total of 87 is lower than the previous month's total supply of available inventory of 120, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Deanwood and Marshall Heights Homes was \$294,500. This January, the median sale price was \$295,000, which is similar compared to a year ago. The current median sold price is 12% higher 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.

Deanwood and Marshall Heights are defined as properties listed in zip code/s 20019.

*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
INTERNATIONAL REAL ESTATE

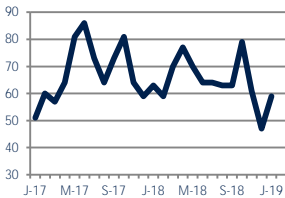




Zip Code(s): 20019

New Listings

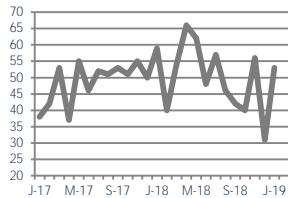
59



Down -6%
Vs. Year Ago

Current Contracts

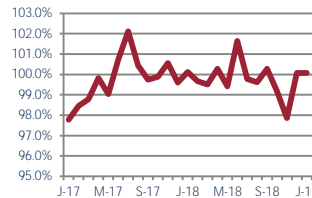
53



Down -10%
Vs. Year Ago

Sold Vs. List Price

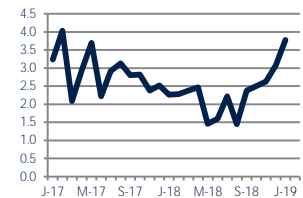
100.1%



No Change
Vs. Year Ago

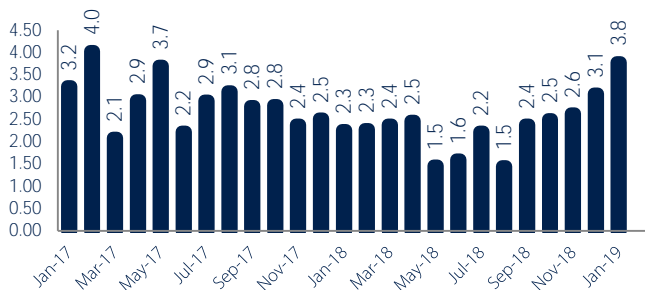
Months of Supply

3.8



Up 67%
Vs. Year Ago

Months Of Supply



Months of Supply

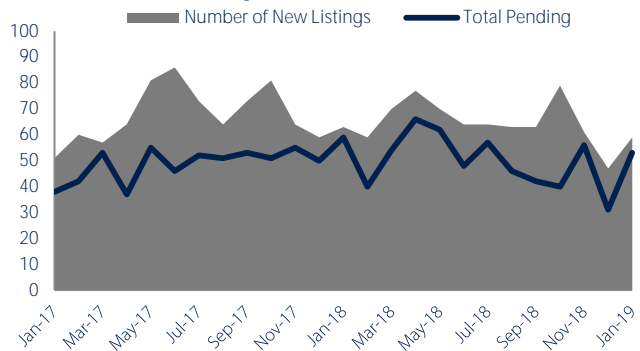
In January, there was 3.8 months of supply available in Deanwood and Marshall Heights, compared to 2.3 in January 2018. That is an increase of 67% versus a year ago.

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.

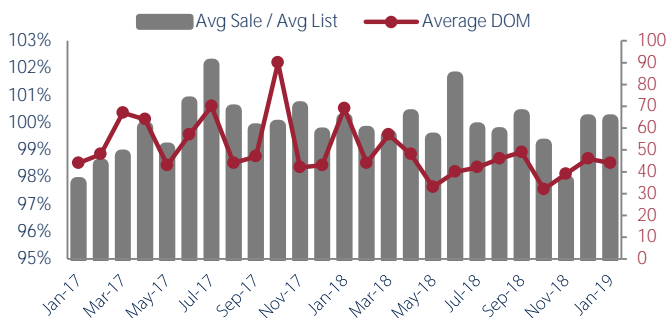
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Deanwood and Marshall Heights compared to 23 in January 2018, a decrease of 6%. There were 53 current contracts pending sale this January compared to 59 a year ago. The number of current contracts is 10% 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 Deanwood and Marshall Heights was 100.1% 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 44, lower than the average last year, which was 69, a decrease of 36%.



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