

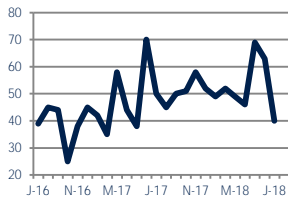
Focus On: Deanwood and Marshall Heights Housing Market

July 2018

Zip Code(s): 20019

Units Sold

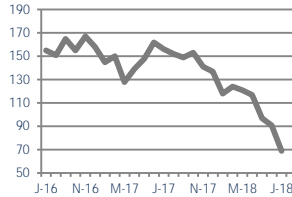
40



Down -20%
Vs. Year Ago

Active Inventory

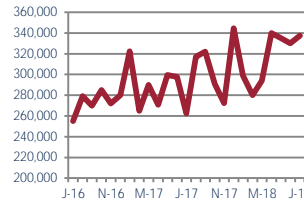
69



Down -56%
Vs. Year Ago

Median Sale Price

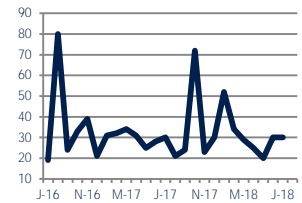
\$337,500



Up 29%
Vs. Year Ago

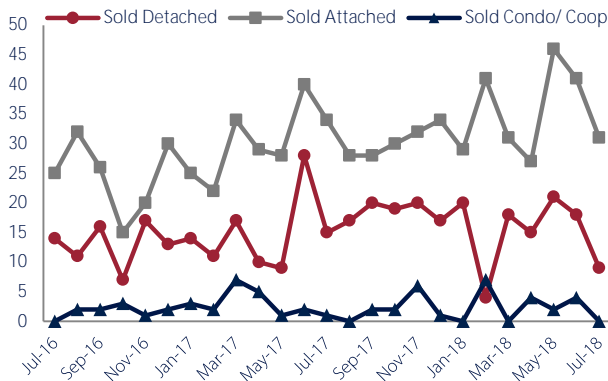
Days On Market

30



No Change
Vs. Year Ago

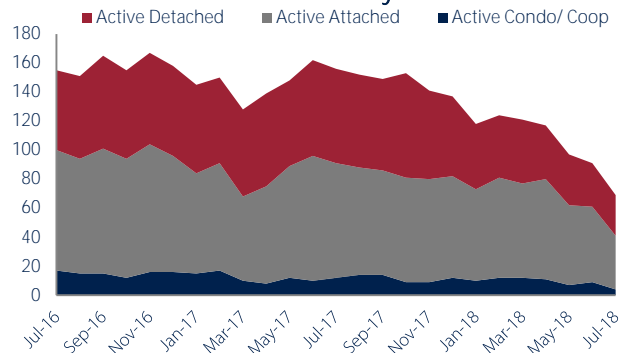
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 40 sold this month in Deanwood and Marshall Heights. This month's total units sold was lower than at this time last year.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 56%. The total number of active inventory this July was 69 compared to 156 in July 2017. This month's total of 69 is lower than the previous month's total supply of available inventory of 91, a decrease of 24%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Deanwood and Marshall Heights Homes was \$262,500. This July, the median sale price was \$337,500, an increase of \$75,000 compared to last year. The current median sold price is higher than in June.

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 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.





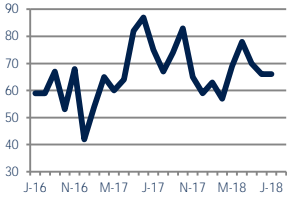
Focus On: Deanwood and Marshall Heights Housing Market

July 2018

Zip Code(s): 20019

New Listings

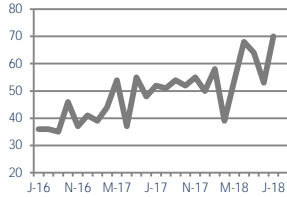
66



Down -12%
Vs. Year Ago

Current Contracts

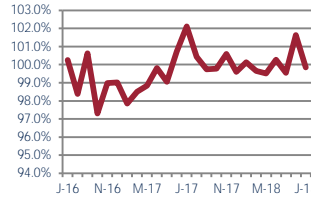
70



Up 35%
Vs. Year Ago

Sold Vs. List Price

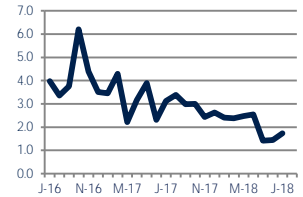
99.9%



Down -2.2%
Vs. Year Ago

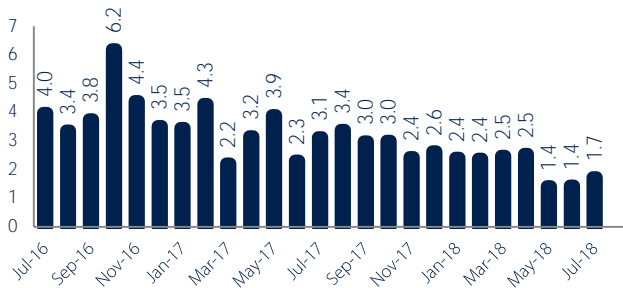
Months of Supply

1.7



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

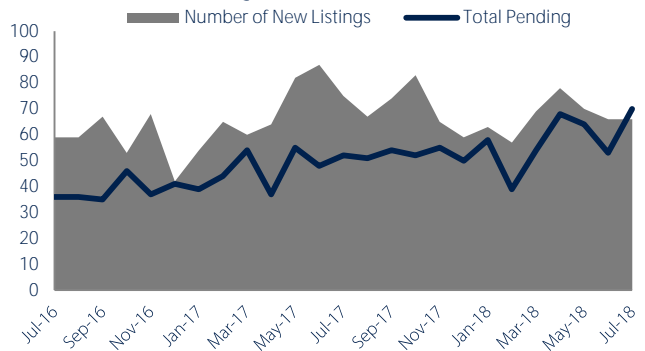
In July, there was 1.7 months of supply available in Deanwood and Marshall Heights, compared to 3.1 in July 2017. That is a decrease of 45% versus a year ago.

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.

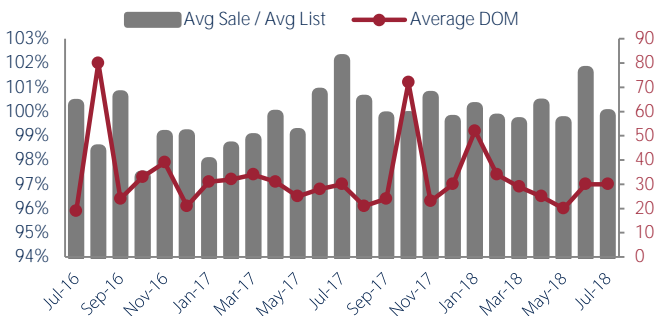
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Deanwood and Marshall Heights compared to 75 in July 2017, a decrease of 12%. There were 70 current contracts pending sale this July compared to 52 a year ago. The number of current contracts is 35% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Deanwood and Marshall Heights was 99.9% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, which is similar compared to a year ago.



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