



The Long & Foster Market Minute™

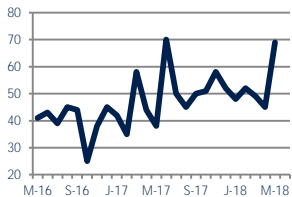
Focus On: Deanwood and Marshall Heights Housing Market

May 2018

Zip Code(s): 20019

Units Sold

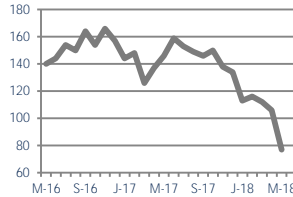
69



Up
Vs. Year Ago

Active Inventory

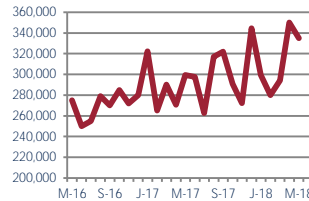
77



Down -47%
Vs. Year Ago

Median Sale Price

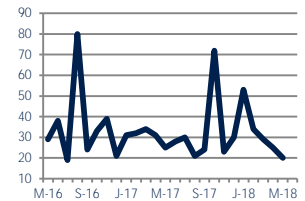
\$335,000



Up 12%
Vs. Year Ago

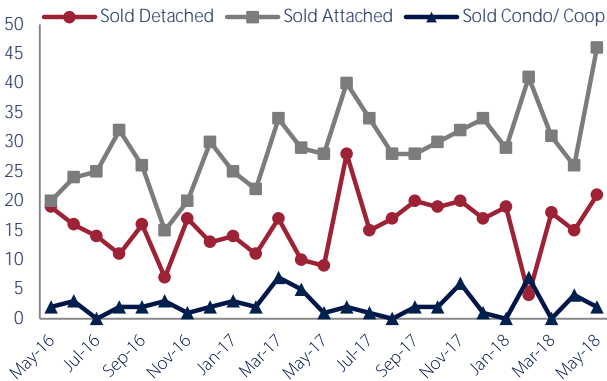
Days On Market

20



Down -20%
Vs. Year Ago

Units Sold*



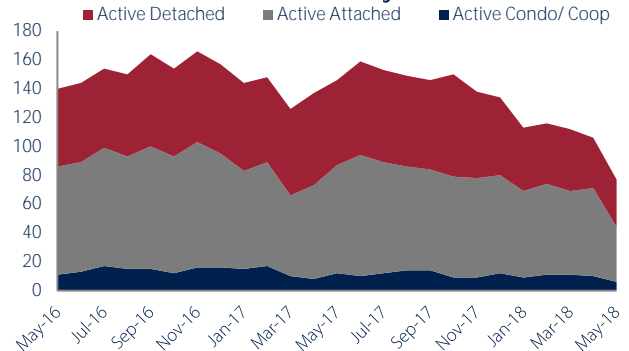
Units Sold

There was an increase in total units sold in May, with 69 sold this month in Deanwood and Marshall Heights. This month's total units sold was higher than at this time last year.

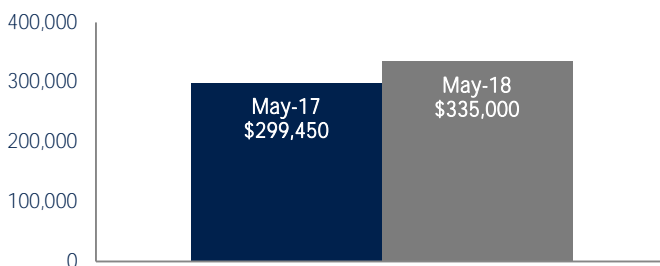
Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 47%. The total number of active inventory this May was 77 compared to 146 in May 2017. This month's total of 77 is lower than the previous month's total supply of available inventory of 106, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Deanwood and Marshall Heights Homes was \$299,450. This May, the median sale price was \$335,000, an increase of 12% or \$35,550 compared to last year. The current median sold price is 4% lower than in April.

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.



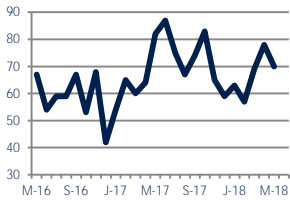
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20019

New Listings

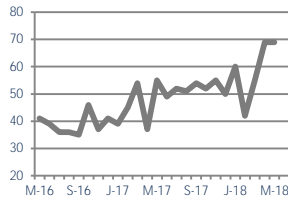
70



Down -15%
Vs. Year Ago

Current Contracts

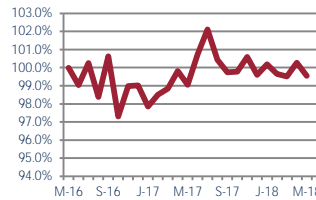
69



Up 25%
Vs. Year Ago

Sold Vs. List Price

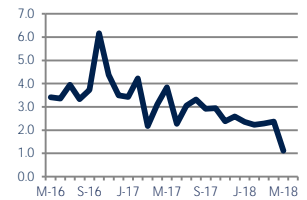
99.6%



No Change
Vs. Year Ago

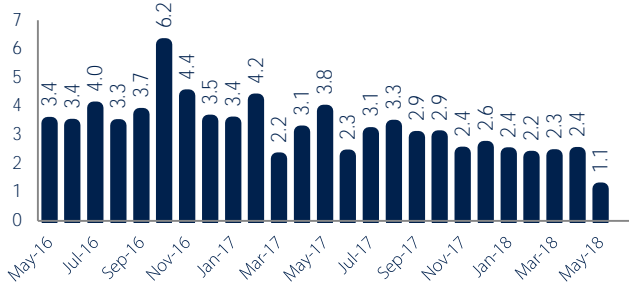
Months of Supply

1.1



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

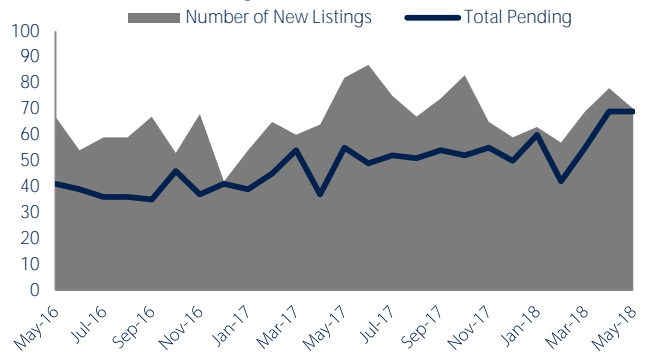
In May, there was 1.1 months of supply available in Deanwood and Marshall Heights, compared to 3.8 in May 2017. That is a decrease of 71% versus a year ago.

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.

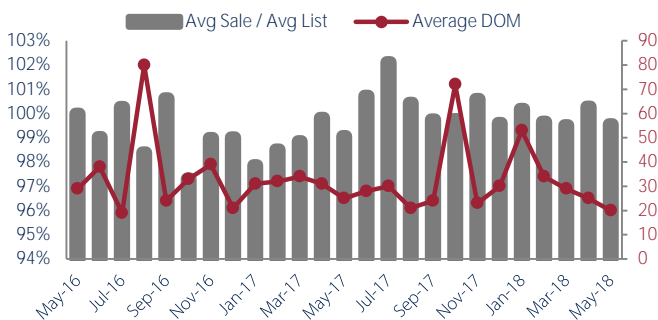
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Deanwood and Marshall Heights compared to 82 in May 2017, a decrease of 15%. There were 69 current contracts pending sale this May compared to 55 a year ago. The number of current contracts remained stable as compared to last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Deanwood and Marshall Heights was 99.6% 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 20, lower than the average last year, which was 25, a decrease of 20%.



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