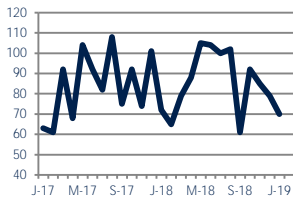


Zip Code(s): 20011 and 20012

Units Sold

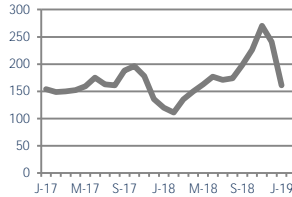
70



Down -3%
Vs. Year Ago

Active Inventory

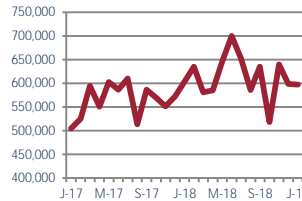
161



Up 34%
Vs. Year Ago

Median Sale Price

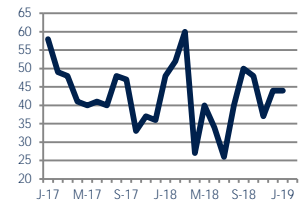
\$597,500



Down -1%
Vs. Year Ago

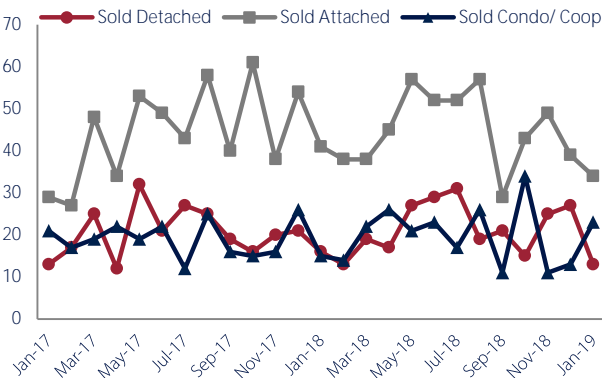
Days On Market

44



Down -8%
Vs. Year Ago

Units Sold*



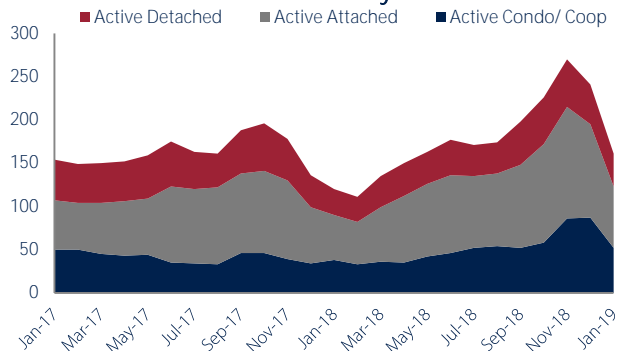
Units Sold

There was a decrease in total units sold in January, with 70 sold this month in Shepherd Park and Petworth versus 79 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 3% versus January 2018.

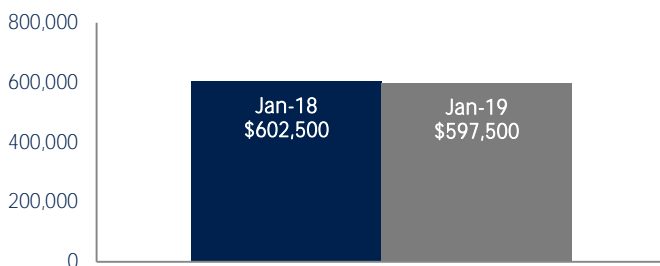
Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 34%. The total number of active inventory this January was 161 compared to 120 in January 2018. This month's total of 161 is lower than the previous month's total supply of available inventory of 241, a decrease of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Shepherd Park and Petworth Homes was \$602,500. This January, the median sale price was \$597,500, a decrease of 1% or \$5,000 compared to last year. The current median sold price is approximately the same as the median price 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.

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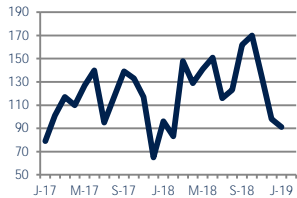
Focus On: Shepherd Park and Petworth Housing Market

January 2019

Zip Code(s): 20011 and 20012

New Listings

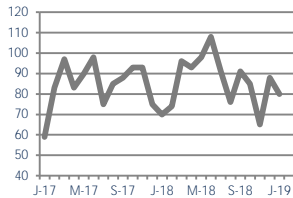
91



Down -5%
Vs. Year Ago

Current Contracts

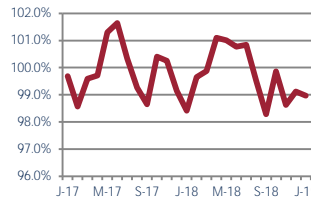
80



Up 14%
Vs. Year Ago

Sold Vs. List Price

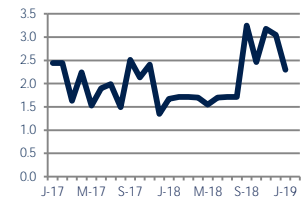
99.0%



Up 0.6%
Vs. Year Ago

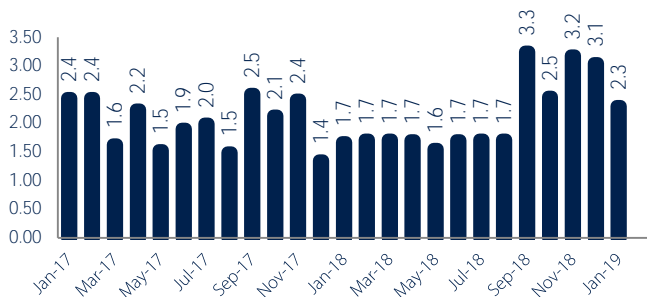
Months of Supply

2.3



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

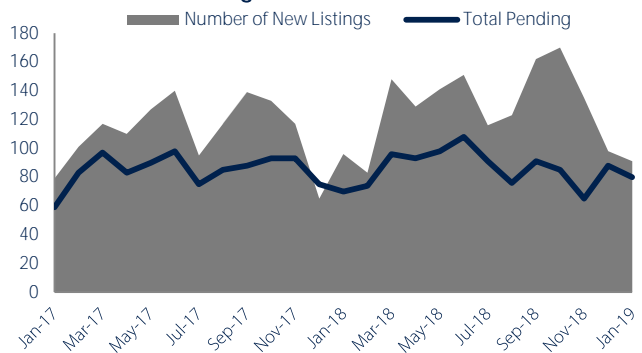
In January, there was 2.3 months of supply available in Shepherd Park and Petworth, compared to 1.7 in January 2018. That is an increase of 38% versus a year ago.

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.

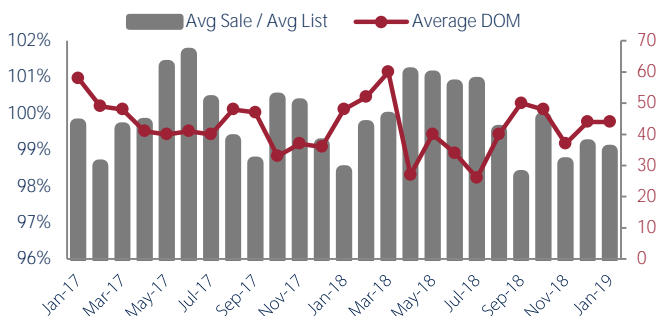
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Shepherd Park and Petworth compared to 96 in January 2018, a decrease of 5%. There were 80 current contracts pending sale this January compared to 70 a year ago. The number of current contracts is 14% 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 99.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 48, a decrease of 8%.



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*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.

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