

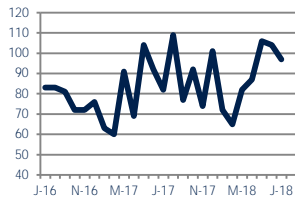
Focus On: Shepherd Park and Petworth Housing Market

July 2018

Zip Code(s): 20011 and 20012

Units Sold

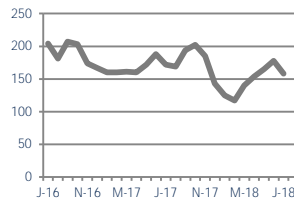
97



Up 18%
Vs. Year Ago

Active Inventory

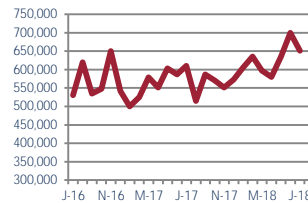
158



Down -8%
Vs. Year Ago

Median Sale Price

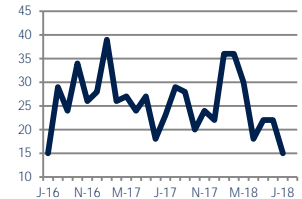
\$651,000



Up 7%
Vs. Year Ago

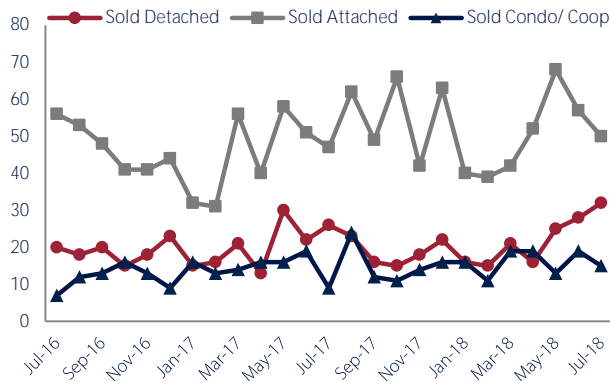
Days On Market

15



Down -35%
Vs. Year Ago

Units Sold*



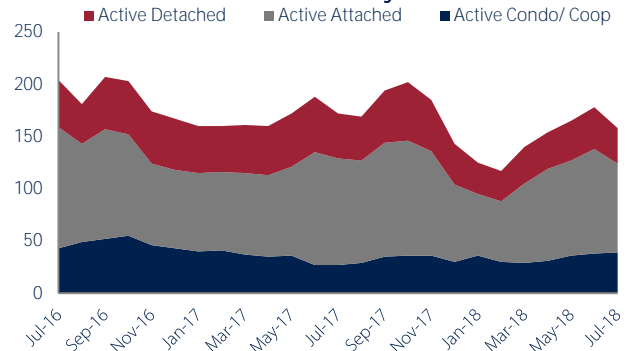
Units Sold

There was a decrease in total units sold in July, with 97 sold this month in Shepherd Park and Petworth versus 104 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2017.

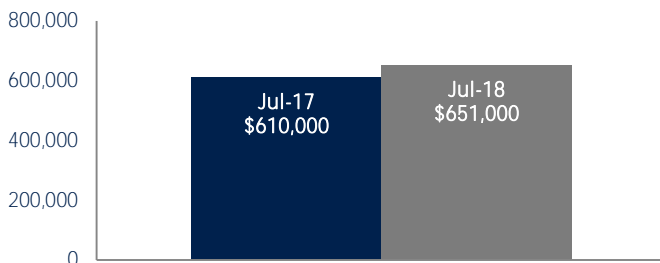
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 8%. The total number of active inventory this July was 158 compared to 172 in July 2017. This month's total of 158 is lower than the previous month's total supply of available inventory of 178, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Shepherd Park and Petworth Homes was \$610,000. This July, the median sale price was \$651,000, an increase of 7% or \$41,000 compared to last year. The current median sold price is 7% lower 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.



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.

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.





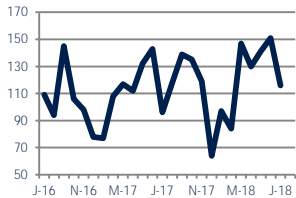
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July 2018

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New Listings

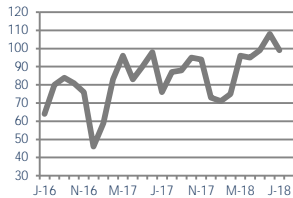
116



Up 21%
Vs. Year Ago

Current Contracts

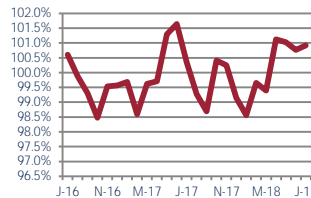
99



Up 30%
Vs. Year Ago

Sold Vs. List Price

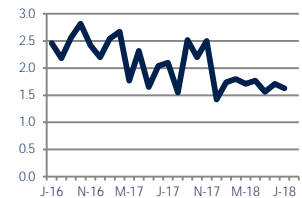
100.9%



Up 0.6%
Vs. Year Ago

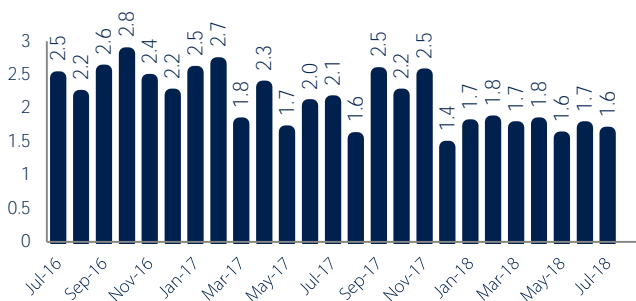
Months of Supply

1.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

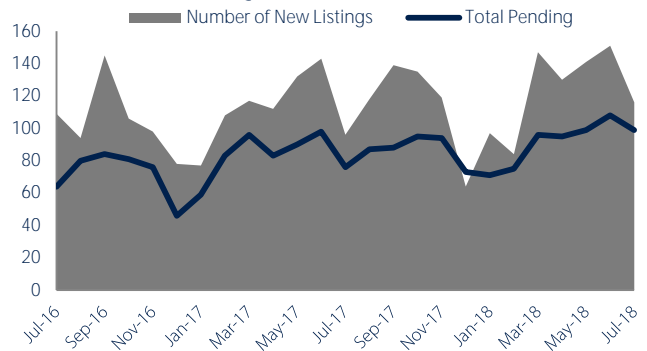
In July, there was 1.6 months of supply available in Shepherd Park and Petworth, compared to 2.1 in July 2017. That is a decrease of 22% versus a year ago.

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.

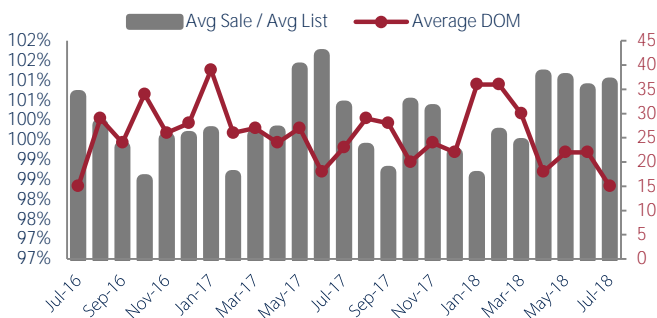
New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Shepherd Park and Petworth compared to 96 in July 2017, an increase of 21%. There were 99 current contracts pending sale this July compared to 76 a year ago. The number of current contracts is 30% 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 Shepherd Park and Petworth was 100.9% 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 15, lower than the average last year, which was 23, a decrease of 35%.



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