

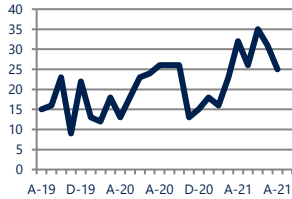


Focus On: Southwest and Waterfront Housing Market

August 2021

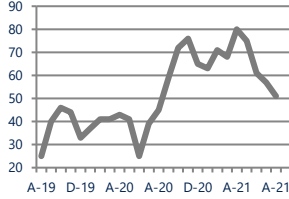
Zip Code(s): 20024

Units Sold
25



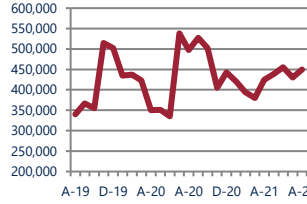
Down -4%
Vs. Year Ago

Active Inventory
51



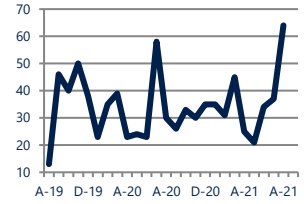
Up 13%
Vs. Year Ago

Median Sale Price
\$450,000



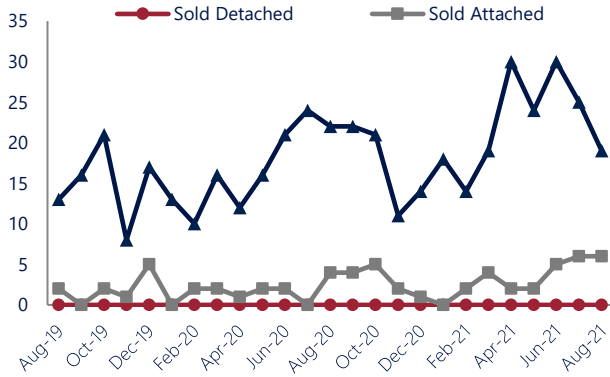
Down -10%
Vs. Year Ago

Days On Market
64



Up
Vs. Year Ago

Units Sold*



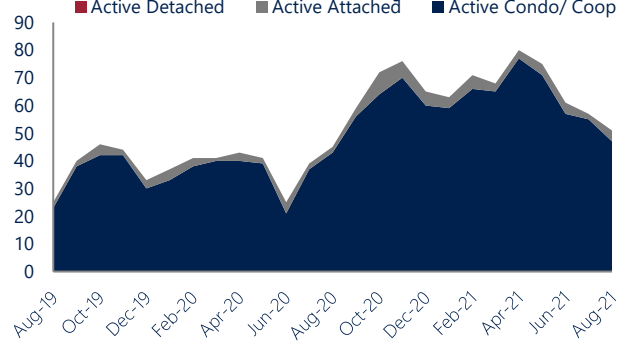
Units Sold

There was a decrease in total units sold in August, with 25 sold this month in Southwest and Waterfront versus 31 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 4% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 13%. The total number of active inventory this August was 51 compared to 45 in August 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 57, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Southwest and Waterfront Homes was \$497,450. This August, the median sale price was \$450,000, a decrease of 10% or \$47,450 compared to last year. The current median sold price is 5% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Southwest and Waterfront are defined as properties in zip code 20024.

*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.

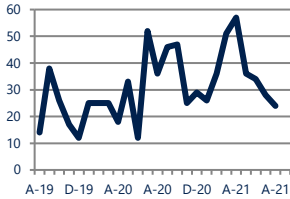




Zip Code(s): 20024

New Listings

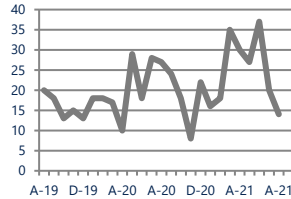
24



Down -33%
Vs. Year Ago

Current Contracts

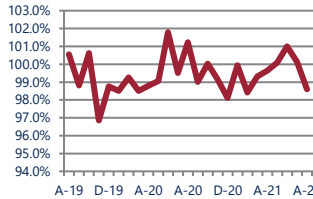
14



Down -48%
Vs. Year Ago

Sold Vs. List Price

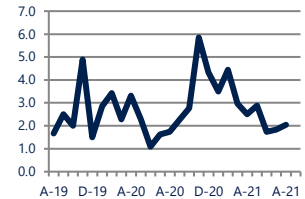
98.6%



Down -2.6%
Vs. Year Ago

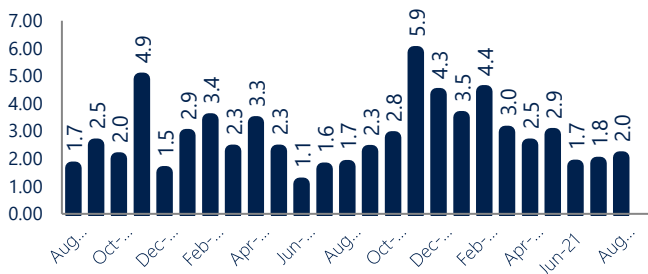
Months of Supply

2.0



Up 18%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

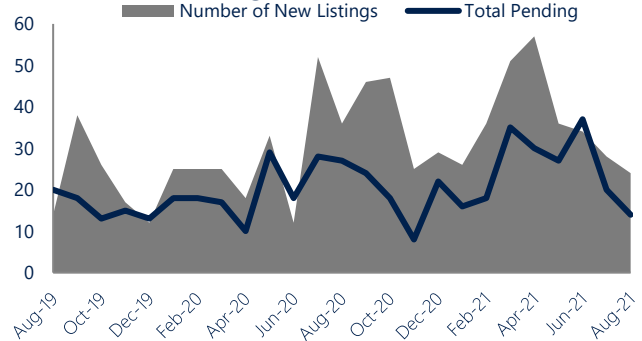
This month there were 24 homes newly listed for sale in Southwest and Waterfront compared to 36 in August 2020, a decrease of 33%. There were 14 current contracts pending sale this August compared to 27 a year ago. The number of current contracts is 48% lower than last August.

Months of Supply

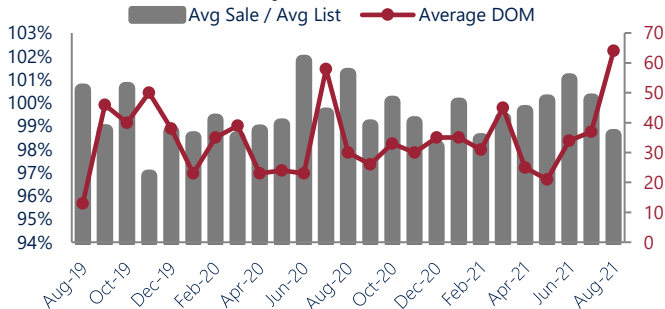
In August, there was 2.0 months of supply available in Southwest and Waterfront, compared to 1.7 in August 2020. That is an increase of 18% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Southwest and Waterfront was 98.6% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 30. This increase was impacted by the limited number of sales.



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