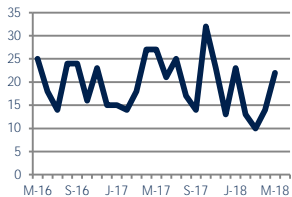


Zip Code(s): 20024

Units Sold

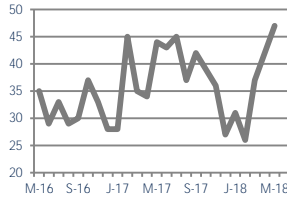
22



Down
Vs. Year Ago

Active Inventory

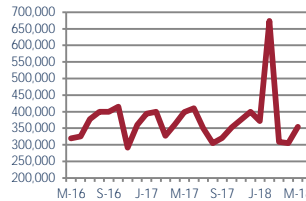
47



Up 7%
Vs. Year Ago

Median Sale Price

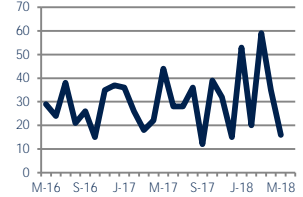
\$354,500



Down -11%
Vs. Year Ago

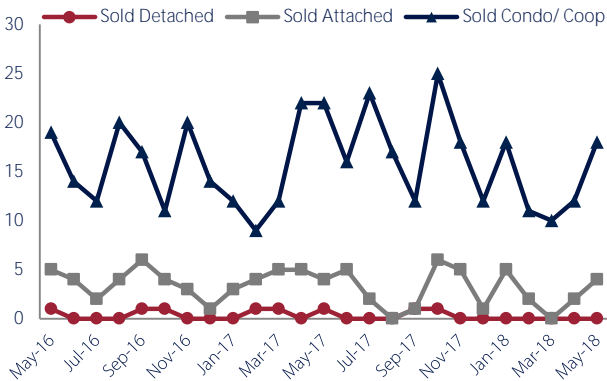
Days On Market

16



Down
Vs. Year Ago

Units Sold*



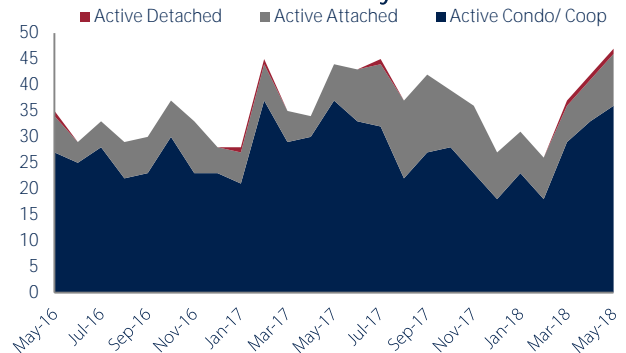
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 22 sold this month in Southwest and Waterfront. This month's total units sold was lower than at this time last year, a decrease from May 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 7%. The total number of active inventory this May was 47 compared to 44 in May 2017. This month's total of 47 is higher than the previous month's total supply of available inventory of 42, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Southwest and Waterfront Homes was \$399,000. This May, the median sale price was \$354,500, a decrease of 11% or \$44,500 compared to last year. The current median sold price is 16% higher 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.



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 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.



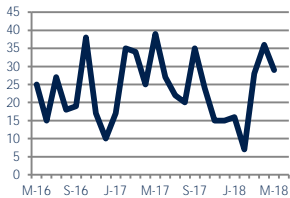
Focus On: Southwest and Waterfront Housing Market

May 2018

Zip Code(s): 20024

New Listings

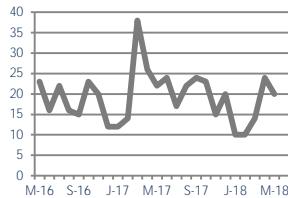
29



Down -26%
Vs. Year Ago

Current Contracts

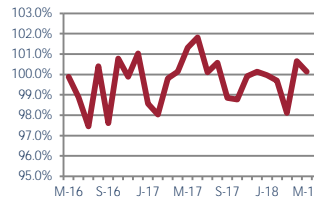
20



Down -9%
Vs. Year Ago

Sold Vs. List Price

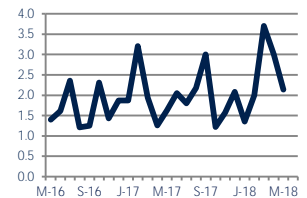
100.1%



Down -1.2%
Vs. Year Ago

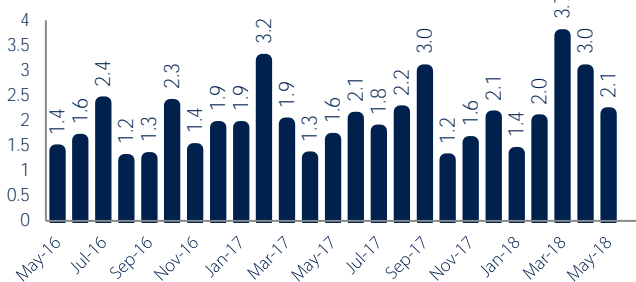
Months of Supply

2.1



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

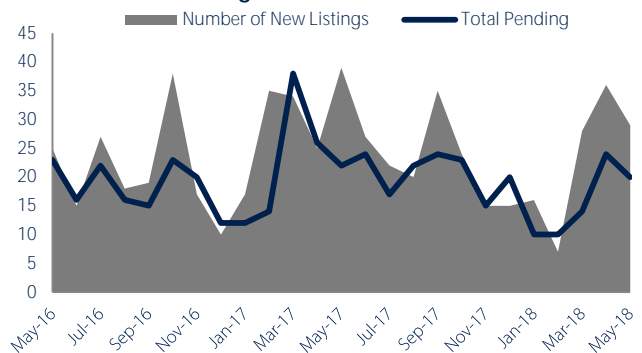
In May, there was 2.1 months of supply available in Southwest and Waterfront, compared to 1.6 in May 2017. That is an increase of 31% versus a year ago.

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.

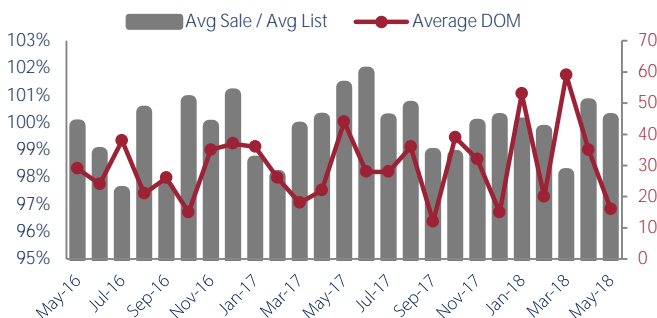
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Southwest and Waterfront compared to 39 in May 2017, a decrease of 26%. There were 20 current contracts pending sale this May compared to 22 a year ago. The number of current contracts is 9% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Southwest and Waterfront was 100.1% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 44. This decrease was impacted by the limited number of sales.



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