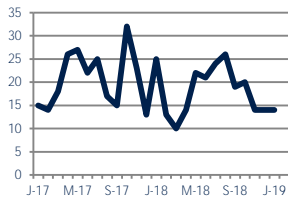


Zip Code(s): 20024

Units Sold

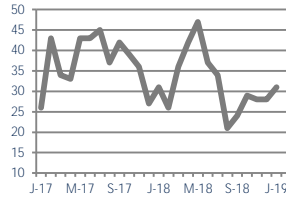
14



Down -44%
Vs. Year Ago

Active Inventory

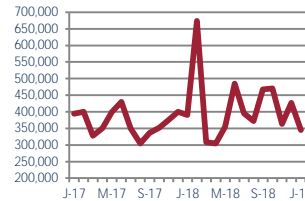
31



No Change
Vs. Year Ago

Median Sale Price

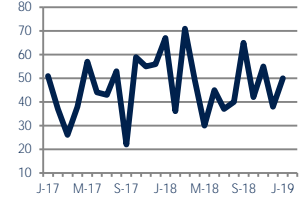
\$345,000



Down -12%
Vs. Year Ago

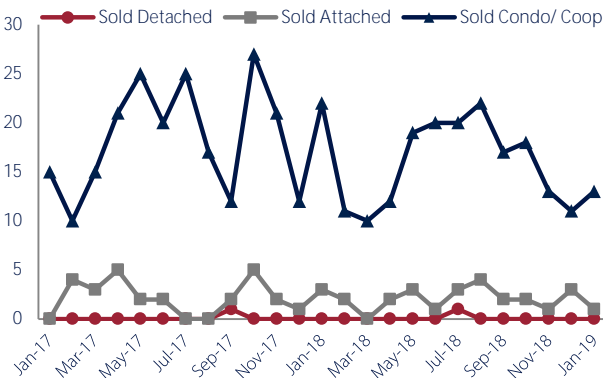
Days On Market

50



Down -25%
Vs. Year Ago

Units Sold*



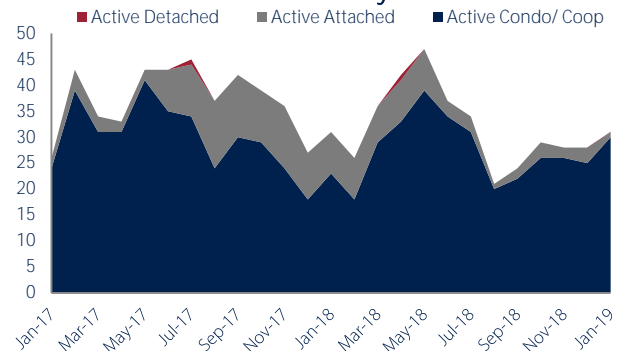
Units Sold

The number of units sold remained stable in January, with 14 sold this month in Southwest and Waterfront. This month's total units sold was lower than at this time last year, a decrease of 44% versus January 2018.

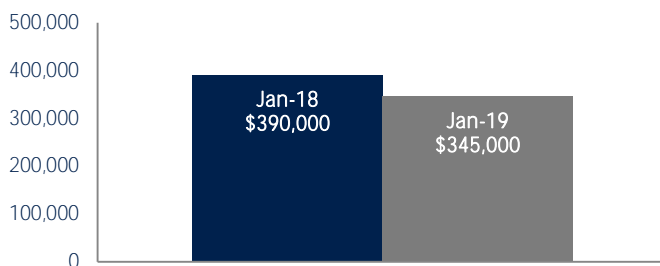
Active Inventory

The total number of homes available this month is 31 units, which is similar compared to a year ago. This month's total of 31 is higher than the previous month's total supply of available inventory of 28, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Southwest and Waterfront Homes was \$390,000. This January, the median sale price was \$345,000, a decrease of 12% or \$45,000 compared to last year. The current median sold price is 19% lower than in December.

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.



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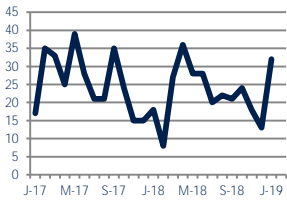
Focus On: Southwest and Waterfront Housing Market

January 2019

Zip Code(s): 20024

New Listings

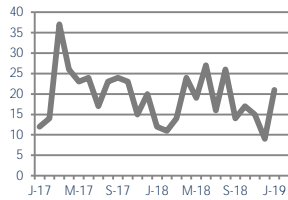
32



Up 78%
Vs. Year Ago

Current Contracts

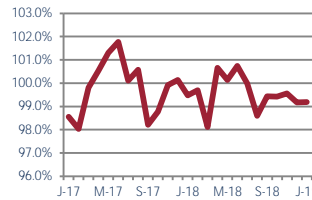
21



Up 75%
Vs. Year Ago

Sold Vs. List Price

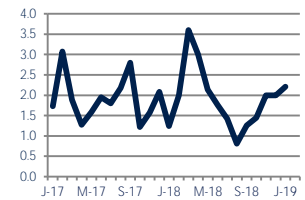
99.2%



No Change
Vs. Year Ago

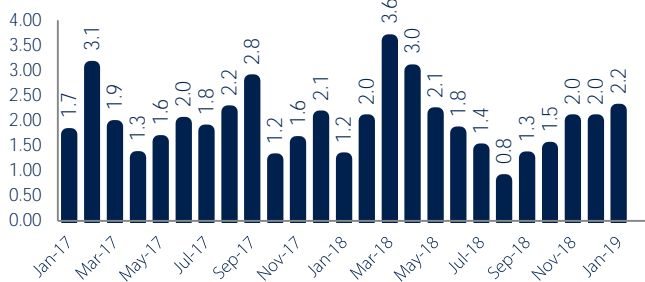
Months of Supply

2.2



Up 78%
Vs. Year Ago

Months Of Supply



Months of Supply

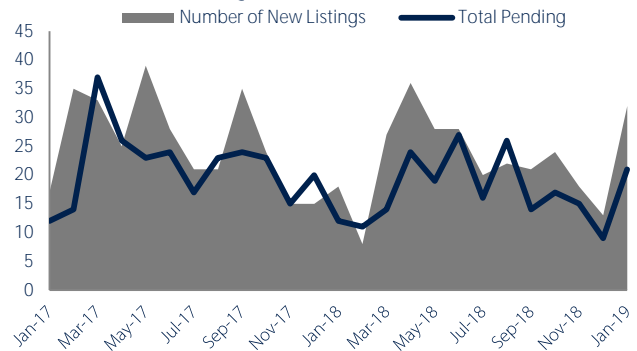
In January, there was 2.2 months of supply available in Southwest and Waterfront, compared to 1.2 in January 2018. That is an increase of 79% versus a year ago.

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.

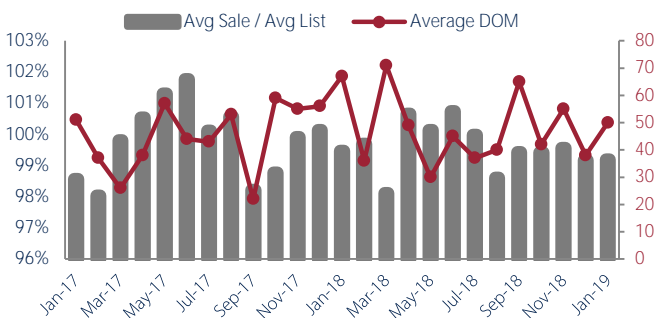
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Southwest and Waterfront compared to 18 in January 2018, an increase of 78%. There were 21 current contracts pending sale this January compared to 12 a year ago. The number of current contracts is 75% 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 Southwest and Waterfront was 99.2% 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 50, lower than the average last year, which was 67, a decrease of 25%.



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