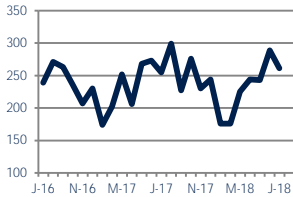
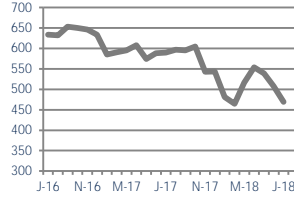


Units Sold
261



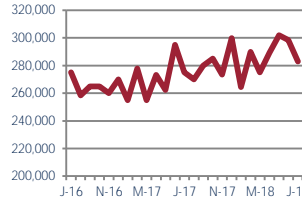
Up 2%
Vs. Year Ago

Active Inventory
469



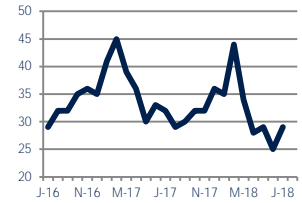
Down -21%
Vs. Year Ago

Median Sale Price
\$283,000



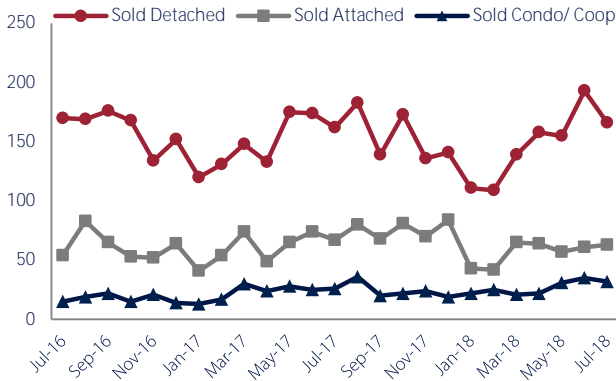
Up 3%
Vs. Year Ago

Days On Market
29



Down -9%
Vs. Year Ago

Units Sold*



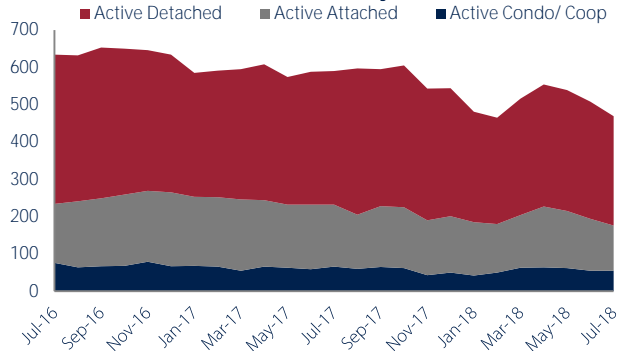
Units Sold

There was a decrease in total units sold in July, with 261 sold this month in Hyattsville, Brentwood, Bladensburg, and Mount Rainier versus 289 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 2% versus July 2017.

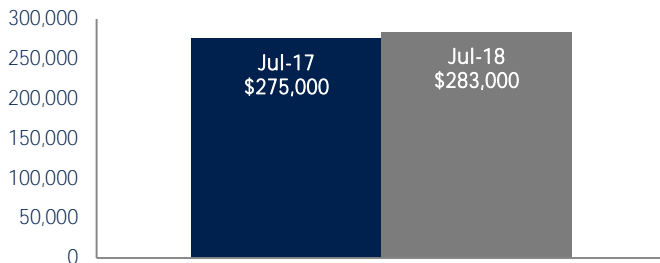
Active Inventory

Versus last year, the total number of homes available this month is lower by 121 units or 21%. The total number of active inventory this July was 469 compared to 590 in July 2017. This month's total of 469 is lower than the previous month's total supply of available inventory of 508, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hyattsville, Brentwood, Bladensburg, and Mount Rainier Homes was \$275,000. This July, the median sale price was \$283,000, an increase of 3% or \$8,000 compared to last year. The current median sold price is 5% 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.



Hyattsville, Brentwood, Bladensburg, and Mount Rainier are defined as properties listed in zip code/s 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737.

*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.

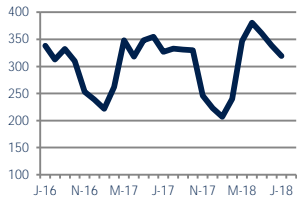
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 20781, 20782, 20783, 20784, 20785, 20710, 20712, 20722, 20770, 20769, 20706, 20740 and 20737

New Listings

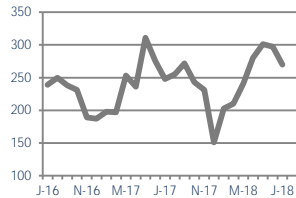
319



Down -2%
Vs. Year Ago

Current Contracts

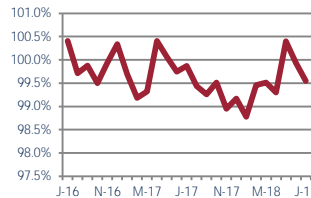
270



Up 9%
Vs. Year Ago

Sold Vs. List Price

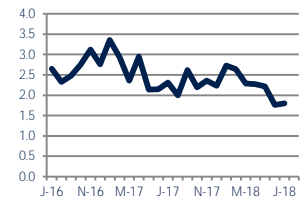
99.6%



No Change
Vs. Year Ago

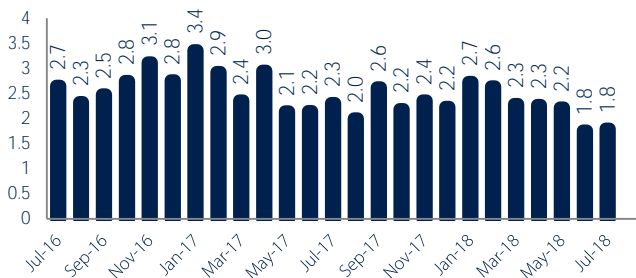
Months of Supply

1.8



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

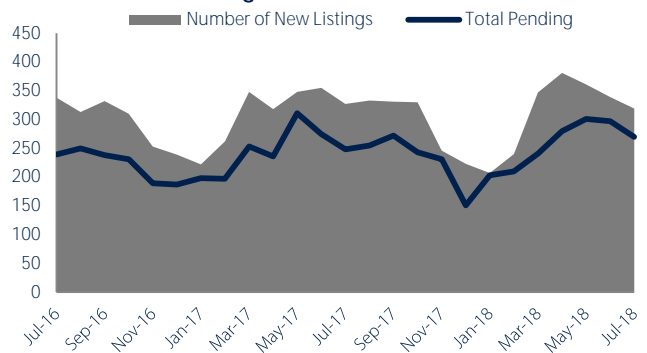
In July, there was 1.8 months of supply available in Hyattsville, Brentwood, Bladensburg, and Mount Rainier, compared to 2.3 in July 2017. That is a decrease of 22% versus a year ago.

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.

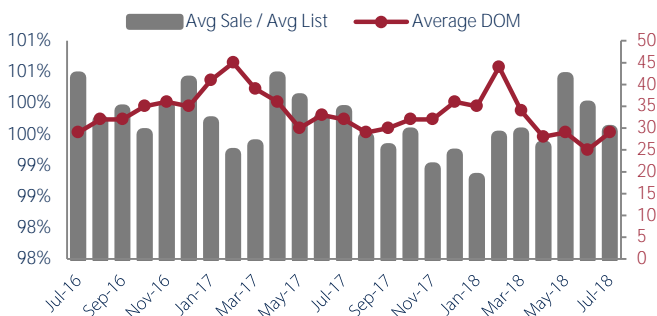
New Listings & Current Contracts

This month there were 319 homes newly listed for sale in Hyattsville, Brentwood, Bladensburg, and Mount Rainier compared to 327 in July 2017, a decrease of 2%. There were 270 current contracts pending sale this July compared to 248 a year ago. The number of current contracts is 9% 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 Hyattsville, Brentwood, Bladensburg, and Mount Rainier was 99.6% 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 29, lower than the average last year, which was 32, a decrease of 9%.



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