



The Long & Foster Market Minute™

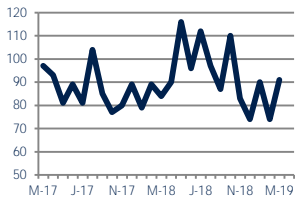
Focus On: Temple Hills, Oxon Hill, and Suitland Housing Market

March 2019

Zip Code(s): 20748, 20745 and 20746

Units Sold

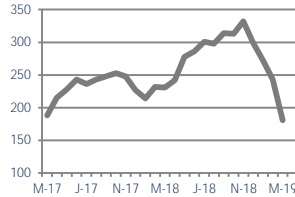
91



Up 8%
Vs. Year Ago

Active Inventory

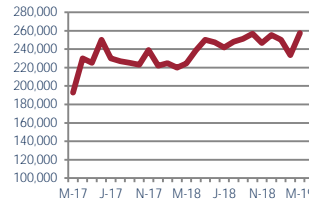
181



Down -22%
Vs. Year Ago

Median Sale Price

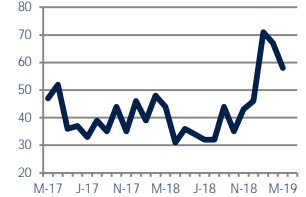
\$257,500



Up 15%
Vs. Year Ago

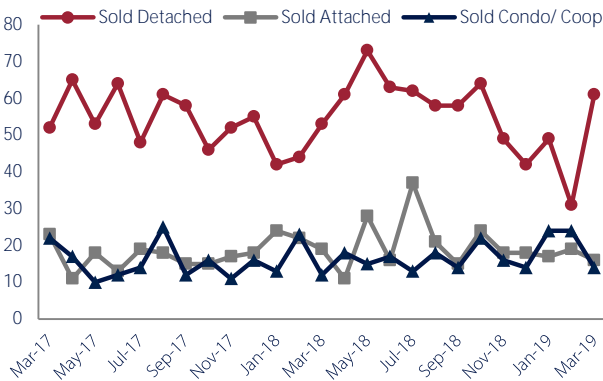
Days On Market

58



Up 32%
Vs. Year Ago

Units Sold*



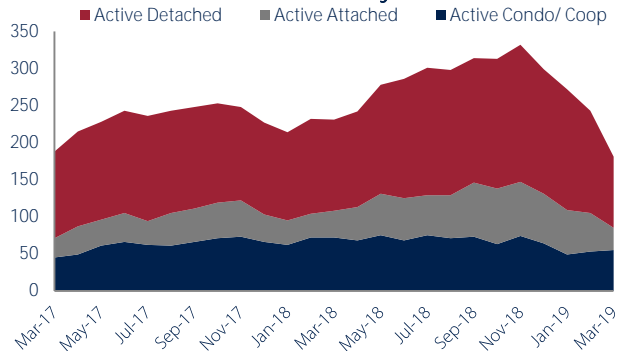
Units Sold

There was an increase in total units sold in March, with 91 sold this month in Temple Hills, Oxon Hill, and Suitland versus 74 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 8% versus March 2018.

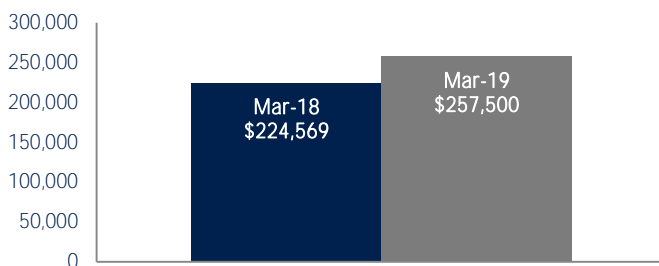
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 22%. The total number of active inventory this March was 181 compared to 231 in March 2018. This month's total of 181 is lower than the previous month's total supply of available inventory of 243, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Temple Hills, Oxon Hill, and Suitland Homes was \$224,569. This March, the median sale price was \$257,500, an increase of 15% or \$32,931 compared to last year. The current median sold price is 10% higher than in February.

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

Temple Hills, Oxon Hill, and Suitland are defined as properties listed in zip code/s 20748, 20745 and 20746.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

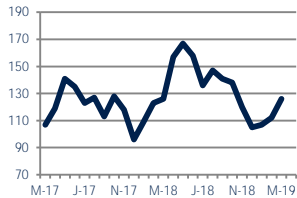




Zip Code(s): 20748, 20745 and 20746

New Listings

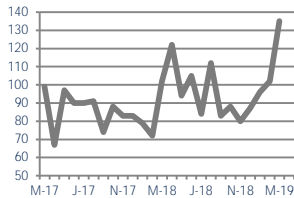
126



No Change
Vs. Year Ago

Current Contracts

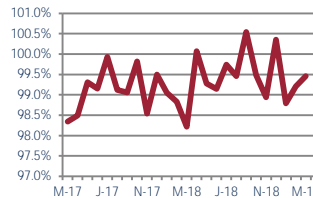
135



Up 32%
Vs. Year Ago

Sold Vs. List Price

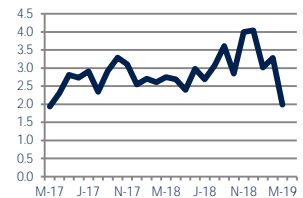
99.5%



Up 1.3%
Vs. Year Ago

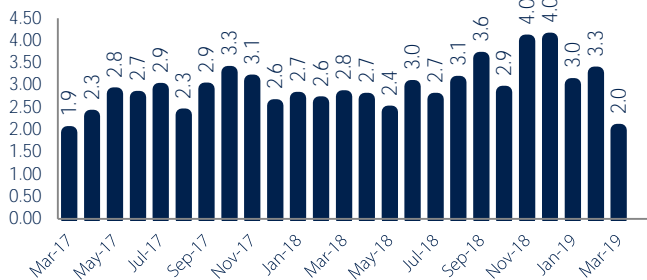
Months of Supply

2.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

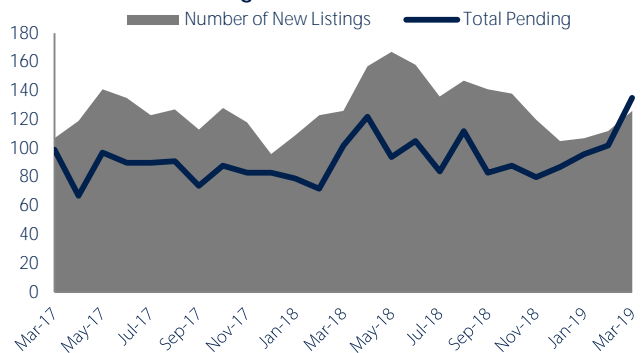
In March, there was 2.0 months of supply available in Temple Hills, Oxon Hill, and Suitland, compared to 2.8 in March 2018. That is a decrease of 28% versus a year ago.

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.

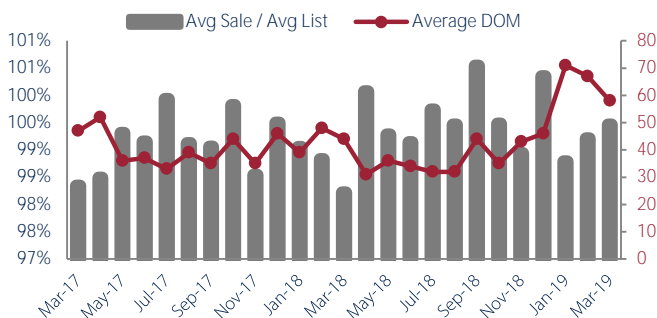
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Temple Hills, Oxon Hill, and Suitland, which is similar to the amount in March 2018. There were 135 current contracts pending sale this March compared to 102 a year ago. The number of current contracts is 32% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Temple Hills, Oxon Hill, and Suitland was 99.5% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 44, an increase of 32%.



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