



The Long & Foster Market Minute™

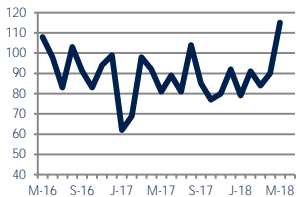
Focus On: Temple Hills, Oxon Hill, and Suitland Housing Market

May 2018

Zip Code(s): 20748, 20745 and 20746

Units Sold

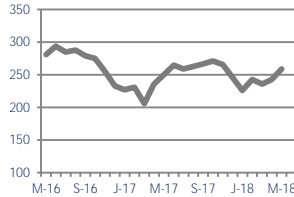
115



Up
Vs. Year Ago

Active Inventory

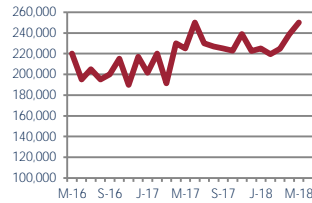
259



Up 4%
Vs. Year Ago

Median Sale Price

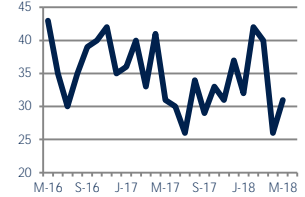
\$249,900



Up 11%
Vs. Year Ago

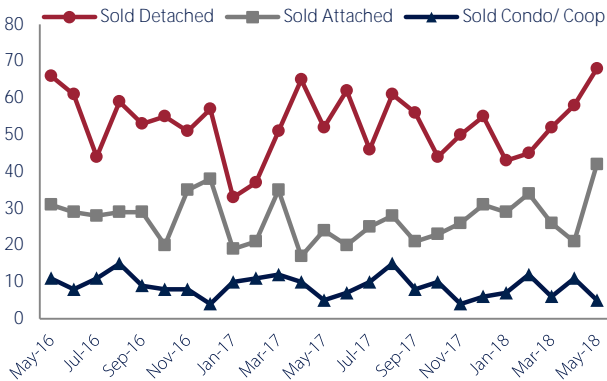
Days On Market

31



No Change
Vs. Year Ago

Units Sold*



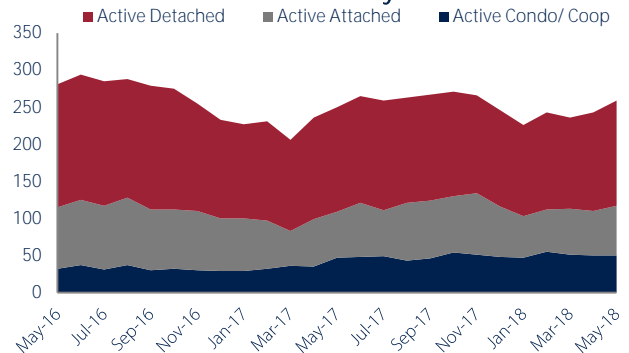
Units Sold

There was an increase in total units sold in May, with 115 sold this month in Temple Hills, Oxon Hill, and Suitland. This month's total units sold was higher than at this time last year.

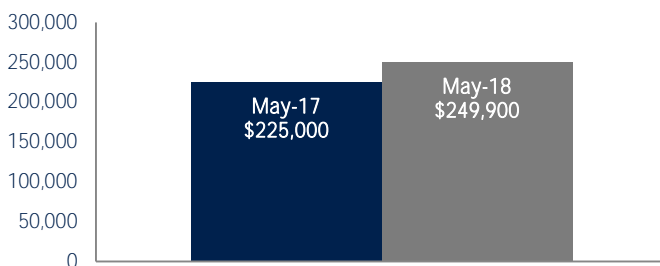
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 4%. The total number of active inventory this May was 259 compared to 250 in May 2017. This month's total of 259 is higher than the previous month's total supply of available inventory of 243, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Temple Hills, Oxon Hill, and Suitland Homes was \$225,000. This May, the median sale price was \$249,900, an increase of 11% or \$24,900 compared to last year. The current median sold price is 5% 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.

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 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.



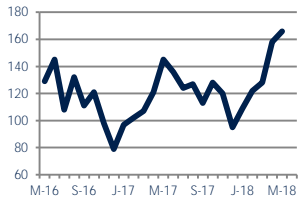
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20748, 20745 and 20746

New Listings

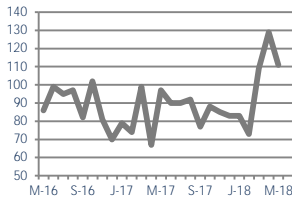
166



Up 14%
Vs. Year Ago

Current Contracts

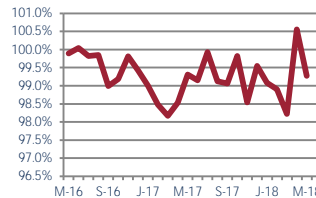
111



Up 14%
Vs. Year Ago

Sold Vs. List Price

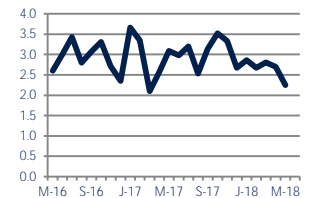
99.3%



No Change
Vs. Year Ago

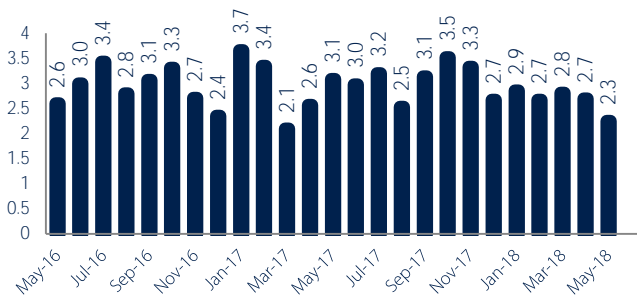
Months of Supply

2.3



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

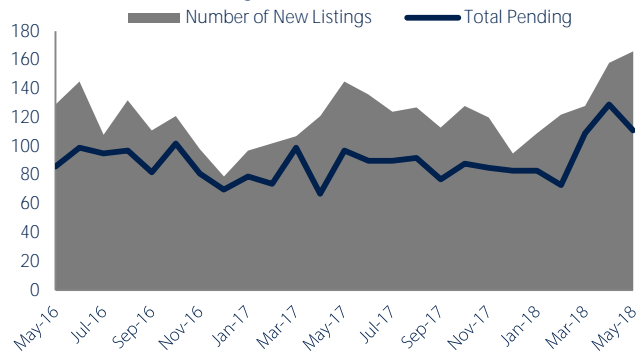
In May, there was 2.3 months of supply available in Temple Hills, Oxon Hill, and Suitland, compared to 3.1 in May 2017. That is a decrease of 27% versus a year ago.

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.

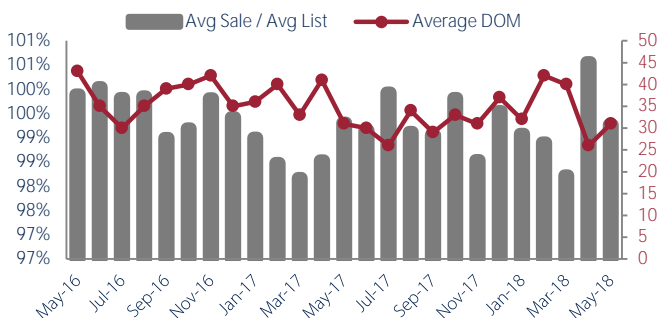
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Temple Hills, Oxon Hill, and Suitland compared to 145 in May 2017, an increase of 14%. There were 111 current contracts pending sale this May compared to 97 a year ago. The number of current contracts is 14% higher 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 Temple Hills, Oxon Hill, and Suitland was 99.3% 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 31, which is similar compared to a year ago.



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 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.

