

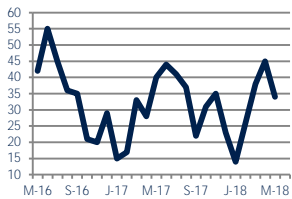
**Focus On:** Braddock Heights/Jefferson Park Housing Market

May 2018

Zip Code(s): 22302

**Units Sold**

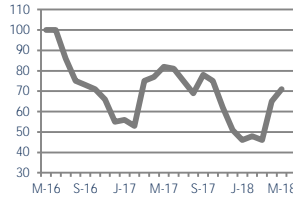
34



**Down -15%**  
Vs. Year Ago

**Active Inventory**

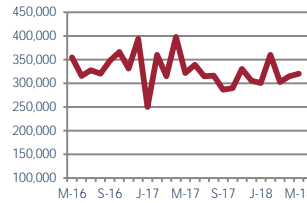
71



**Down -13%**  
Vs. Year Ago

**Median Sale Price**

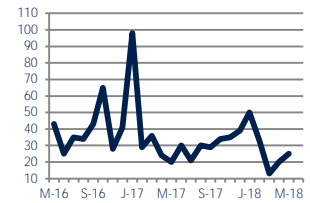
\$320,000



**No Change**  
Vs. Year Ago

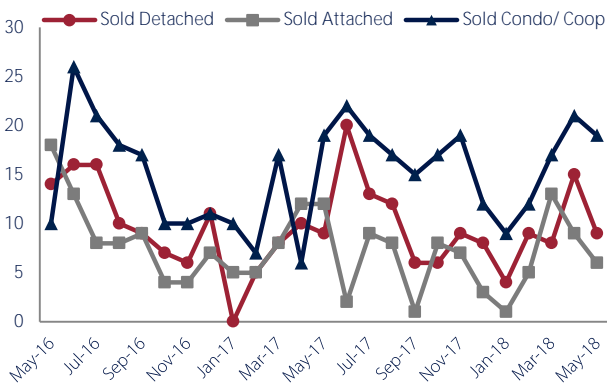
**Days On Market**

25



**Up 25%**  
Vs. Year Ago

**Units Sold\***



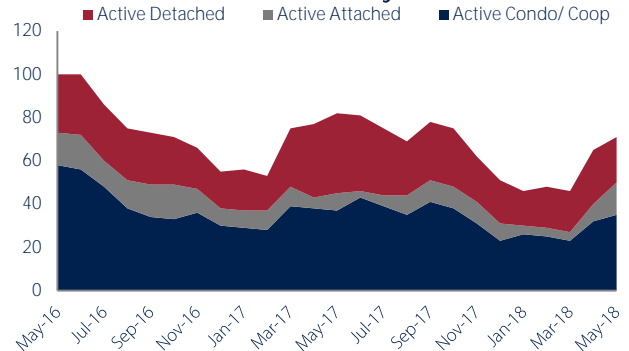
**Units Sold**

There was a decrease in total units sold in May, with 34 sold this month in Braddock Heights/Jefferson Park versus 45 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 15% versus May 2017.

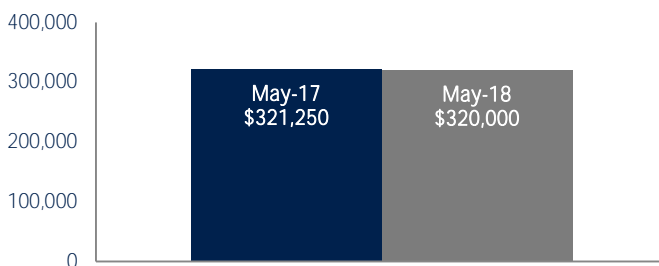
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 11 units or 13%. The total number of active inventory this May was 71 compared to 82 in May 2017. This month's total of 71 is higher than the previous month's total supply of available inventory of 65, an increase of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Braddock Heights/Jefferson Park Homes was \$321,250. This May, the median sale price was \$320,000, which is similar compared to a year ago. The current median sold price is 2% lower 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.



Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

\*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.

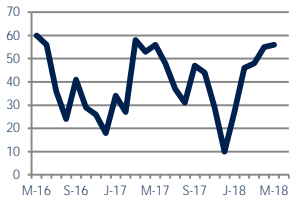
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Zip Code(s): 22302

**New Listings**

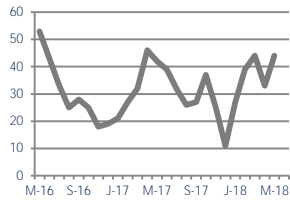
56



No Change  
Vs. Year Ago

**Current Contracts**

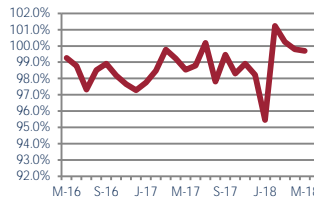
44



Up 5%  
Vs. Year Ago

**Sold Vs. List Price**

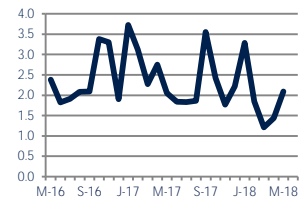
99.7%



Up 1.2%  
Vs. Year Ago

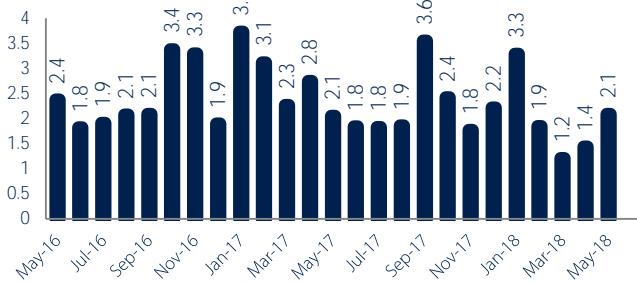
**Months of Supply**

2.1



No Change  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

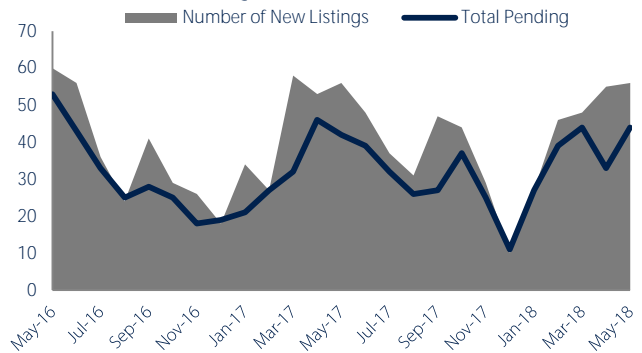
In May, there was 2.1 months of supply available in Braddock Heights/Jefferson Park. The amount of supply is similar compared to a year ago.

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.

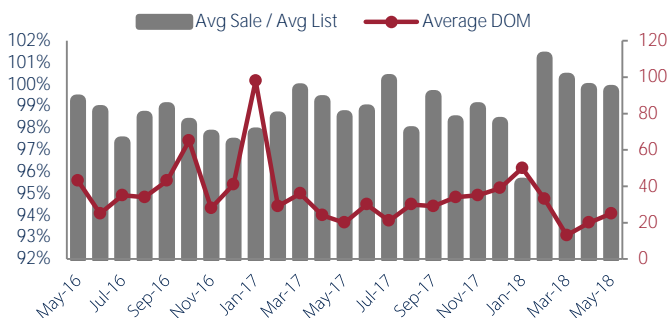
**New Listings & Current Contracts**

This month there were 56 homes newly listed for sale in Braddock Heights/Jefferson Park, which is similar to the amount in May 2017. There were 44 current contracts pending sale this May compared to 42 a year ago. The number of current contracts is 5% 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 Braddock Heights/Jefferson Park was 99.7% 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 25, higher than the average last year, which was 20, an increase of 25%.



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