

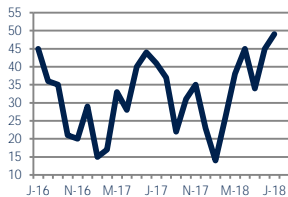
**Focus On:** Braddock Heights/Jefferson Park Housing Market

July 2018

Zip Code(s): 22302

**Units Sold**

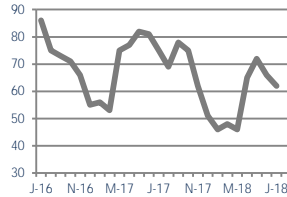
49



**Up 20%**  
Vs. Year Ago

**Active Inventory**

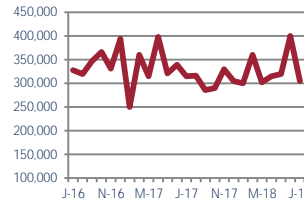
62



**Down -17%**  
Vs. Year Ago

**Median Sale Price**

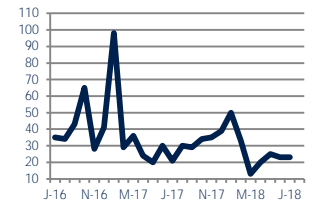
\$305,000



**Down -3%**  
Vs. Year Ago

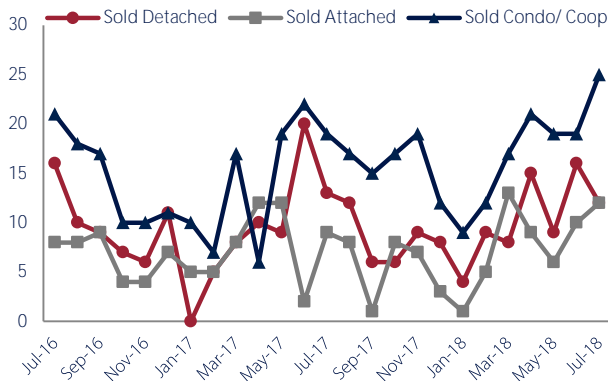
**Days On Market**

23



**Up 10%**  
Vs. Year Ago

**Units Sold\***



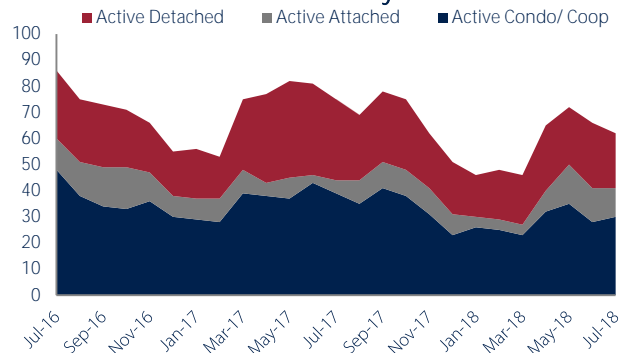
**Units Sold**

There was an increase in total units sold in July, with 49 sold this month in Braddock Heights/Jefferson Park versus 45 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 17%. The total number of active inventory this July was 62 compared to 75 in July 2017. This month's total of 62 is lower than the previous month's total supply of available inventory of 66, a decrease of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Braddock Heights/Jefferson Park Homes was \$315,000. This July, the median sale price was \$305,000, a decrease of 3% or \$10,000 compared to last year. The current median sold price is 24% 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.



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

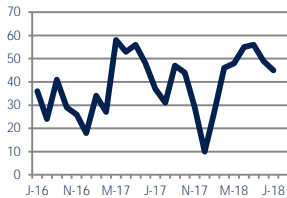
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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): 22302

### New Listings

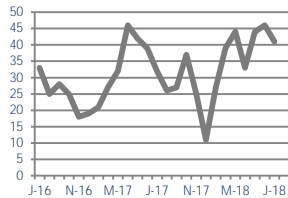
45



Up 22%  
Vs. Year Ago

### Current Contracts

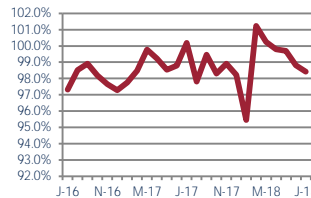
41



Up 28%  
Vs. Year Ago

### Sold Vs. List Price

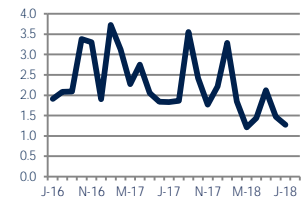
98.4%



Down -1.8%  
Vs. Year Ago

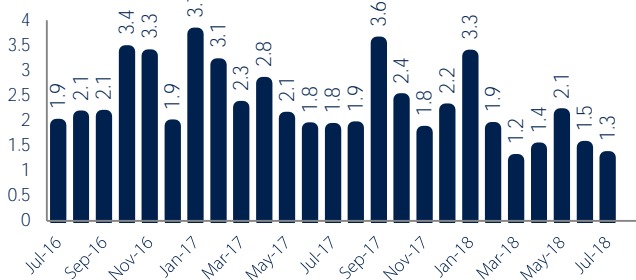
### Months of Supply

1.3



Down -31%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

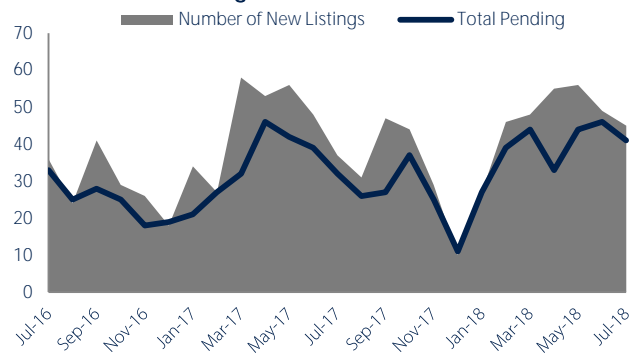
In July, there was 1.3 months of supply available in Braddock Heights/Jefferson Park, compared to 1.8 in July 2017. That is a decrease of 31% versus a year ago.

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.

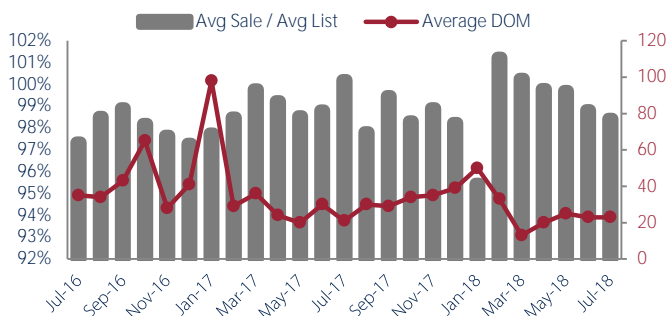
### New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 37 in July 2017, an increase of 22%. There were 41 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 28% 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 Braddock Heights/Jefferson Park was 98.4% of the average list price, which is 1.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 21, an increase of 10%.



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