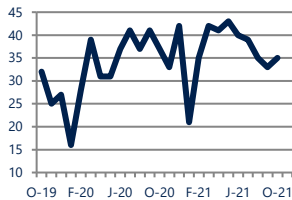




Zip Code(s): 22302

### Units Sold

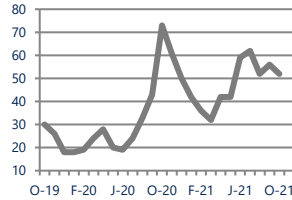
35



**Down -5%**  
Vs. Year Ago

### Active Inventory

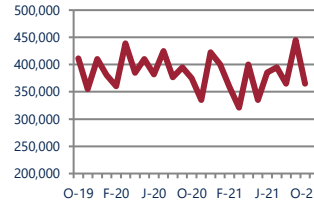
52



**Down -29%**  
Vs. Year Ago

### Median Sale Price

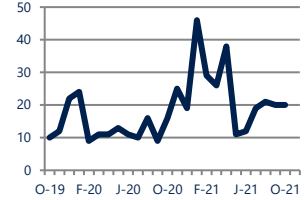
\$364,900



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

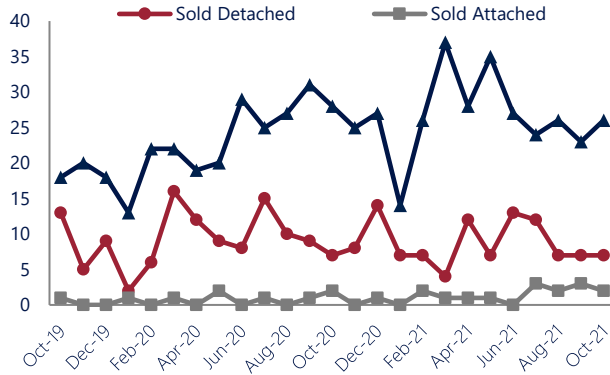
### Days On Market

20



**Up 25%**  
Vs. Year Ago

### Units Sold\*



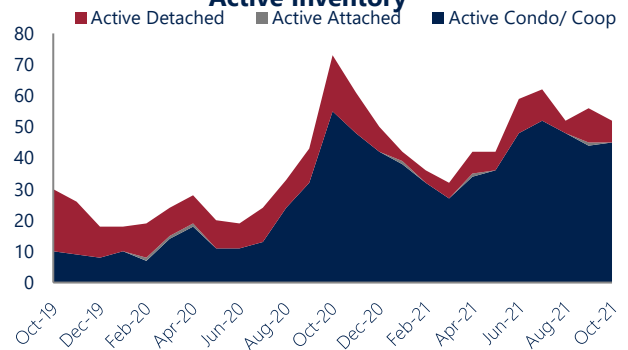
### Units Sold

There was an increase in total units sold in October, with 35 sold this month in Braddock Heights/Jefferson Park versus 33 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 5% versus October 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 29%. The total number of active inventory this October was 52 compared to 73 in October 2020. This month's total of 52 is lower than the previous month's total supply of available inventory of 56, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Braddock Heights/Jefferson Park Homes was \$375,000. This October, the median sale price was \$364,900, a decrease of 3% or \$10,100 compared to last year. The current median sold price is 18% lower than in September.

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 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.

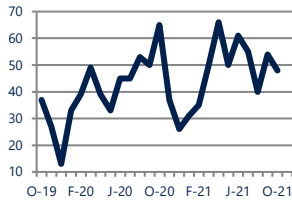




Zip Code(s): 22302

### New Listings

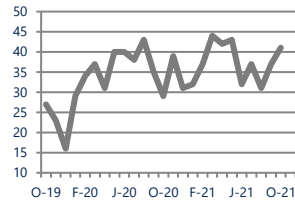
48



Down -26%  
Vs. Year Ago

### Current Contracts

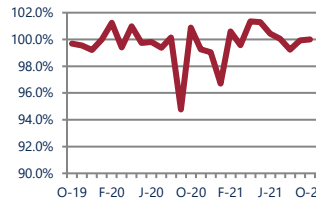
41



Up 41%  
Vs. Year Ago

### Sold Vs. List Price

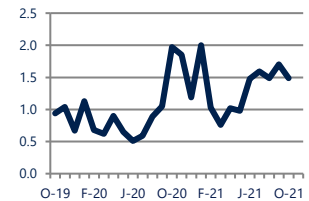
100.0%



Down -0.9%  
Vs. Year Ago

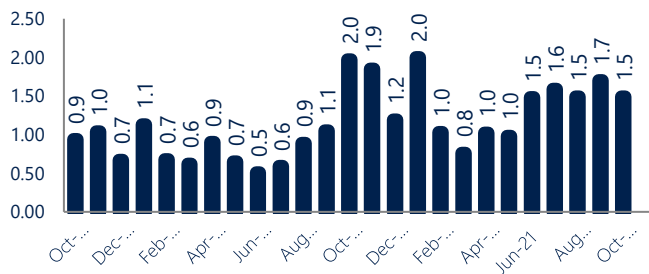
### Months of Supply

1.5



Down -24%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

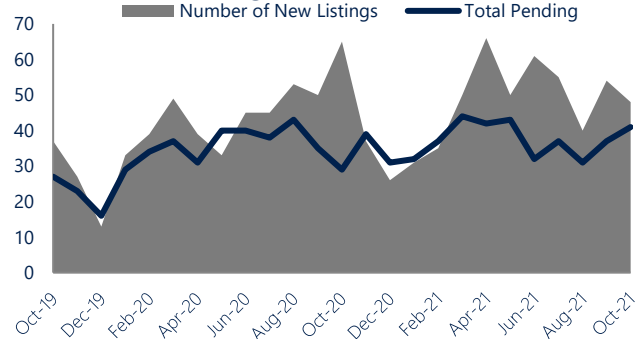
In October, there was 1.5 months of supply available in Braddock Heights/Jefferson Park, compared to 2.0 in October 2020. That is a decrease of 25% versus a year ago.

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.

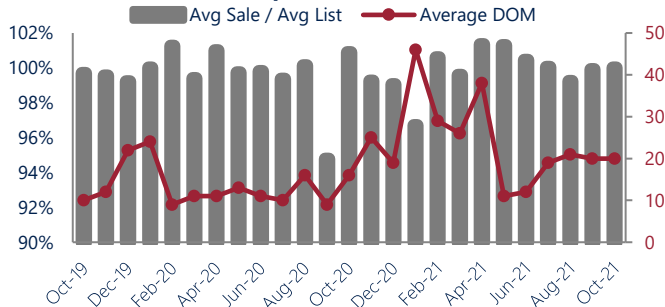
### New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 65 in October 2020, a decrease of 26%. There were 41 current contracts pending sale this October compared to 29 a year ago. The number of current contracts is 41% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Braddock Heights/Jefferson Park was 100.0% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 16, an increase of 25%.

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