



The Long & Foster Market Minute™

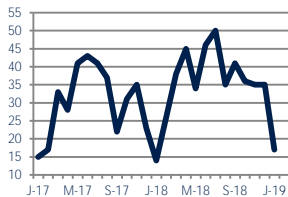
Focus On: Braddock Heights/Jefferson Park Housing Market

January 2019

Zip Code(s): 22302

Units Sold

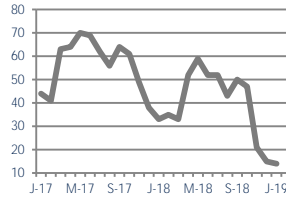
17



Up
Vs. Year Ago

Active Inventory

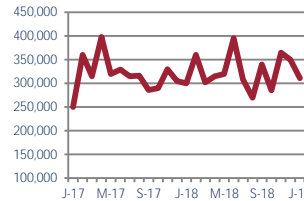
14



Down -58%
Vs. Year Ago

Median Sale Price

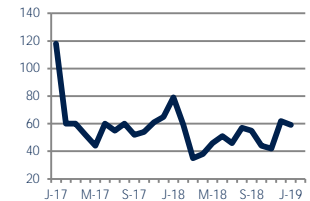
\$311,000



Up 4%
Vs. Year Ago

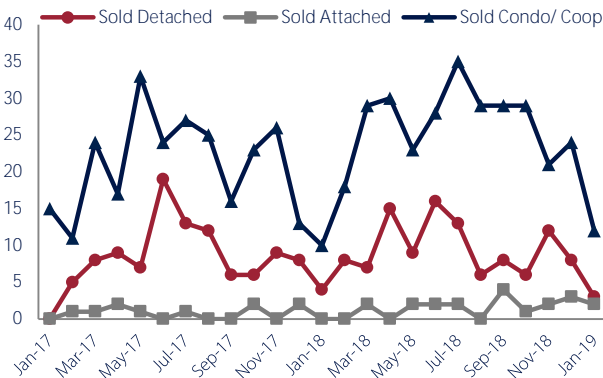
Days On Market

59



Down -25%
Vs. Year Ago

Units Sold*



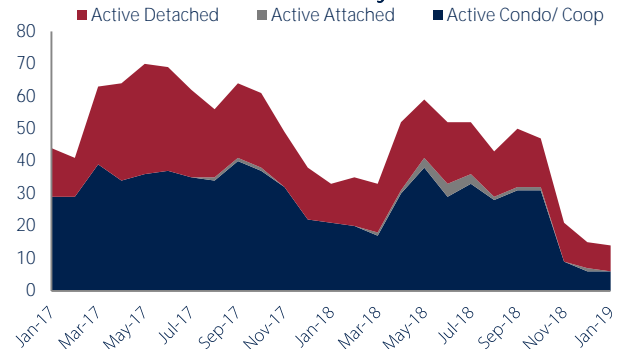
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 17 sold this month in Braddock Heights/Jefferson Park. This month's total units sold was higher than at this time last year, an increase from January 2018.

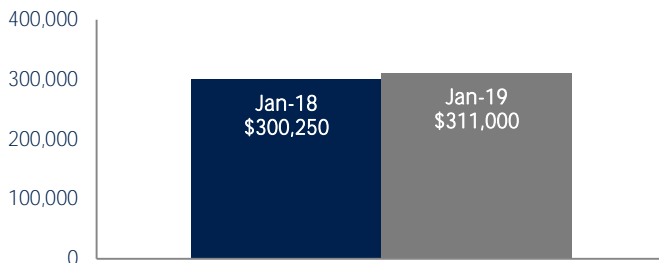
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 58%. The total number of active inventory this January was 14 compared to 33 in January 2018. This month's total of 14 is lower than the previous month's total supply of available inventory of 15, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Braddock Heights/Jefferson Park Homes was \$300,250. This January, the median sale price was \$311,000, an increase of 4% or \$10,750 compared to last year. The current median sold price is 11% lower than in December.

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.



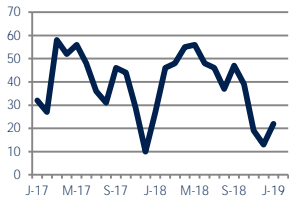
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22302

New Listings

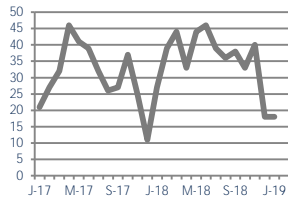
22



Down -19%
Vs. Year Ago

Current Contracts

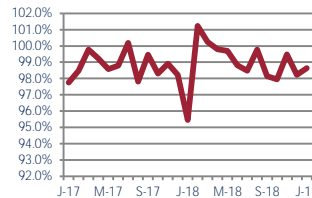
18



Down -33%
Vs. Year Ago

Sold Vs. List Price

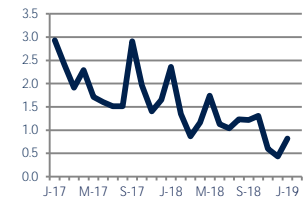
98.6%



Up 3.3%
Vs. Year Ago

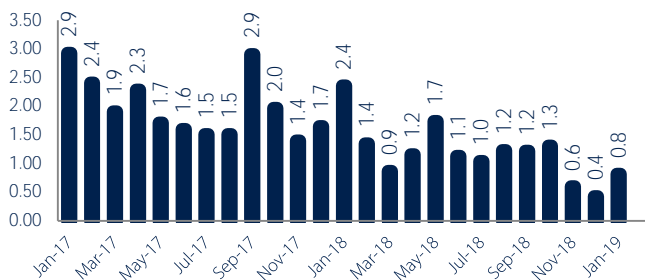
Months of Supply

0.8



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

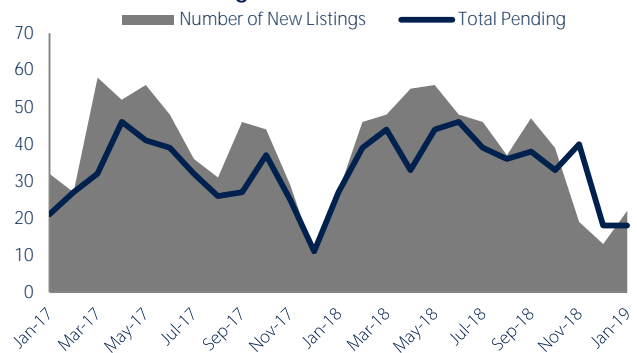
In January, there was 0.8 months of supply available in Braddock Heights/Jefferson Park, compared to 2.4 in January 2018. That is a decrease of 65% versus a year ago.

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.

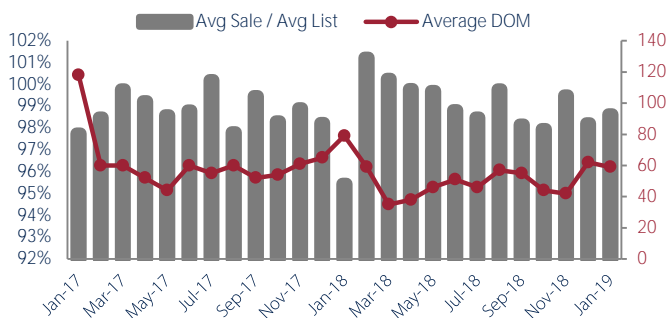
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 27 in January 2018, a decrease of 19%. There were 18 current contracts pending sale this January compared to 27 a year ago. The number of current contracts remained stable as compared to last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Braddock Heights/Jefferson Park was 98.6% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 79, a decrease of 25%.



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.

