



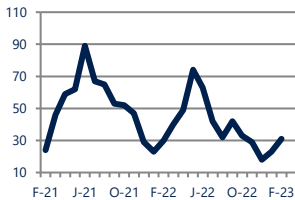
Focus On: Bristow Housing Market

February 2023

Zip Code(s): 20136

Units Sold

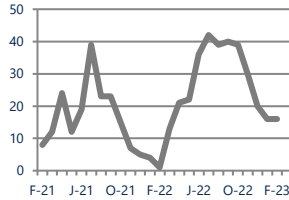
31



Up 3%
Vs. Year Ago

Active Inventory

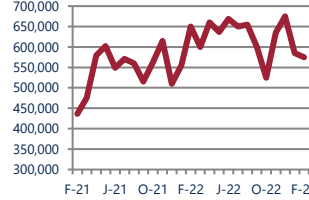
16



Up 1500%
Vs. Year Ago

Median Sale Price

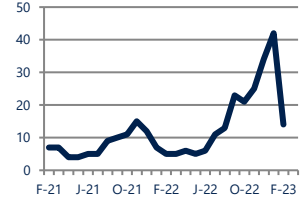
\$575,000



Down -12%
Vs. Year Ago

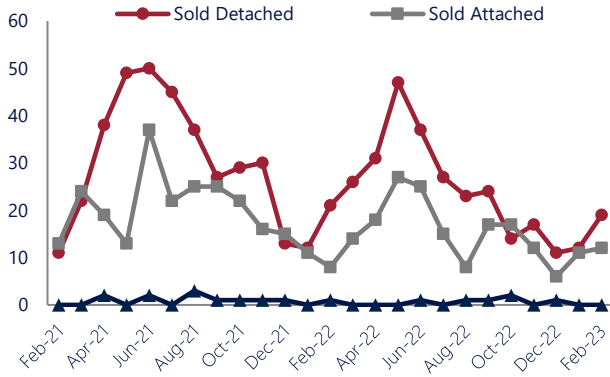
Days On Market

14



Up
Vs. Year Ago

Units Sold*



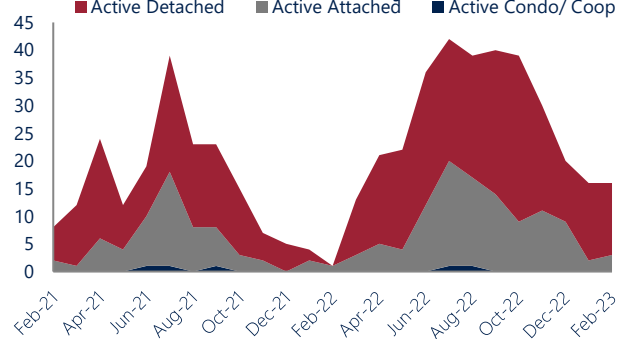
Units Sold

There was an increase in total units sold in February, with 31 sold this month in Bristow versus 23 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 3% versus February 2022.

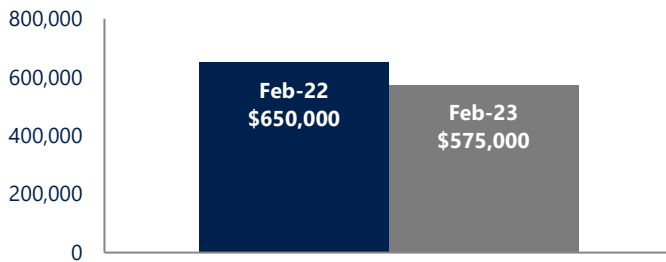
Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 1500%. The total number of active inventory this February was 16 compared to 1 in February 2022. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Bristow Homes was \$650,000. This February, the median sale price was \$575,000, a decrease of 12% or \$75,000 compared to last year. The current median sold price is 2% lower than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bristow are defined as properties listed in zip code/s 20136.

*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.





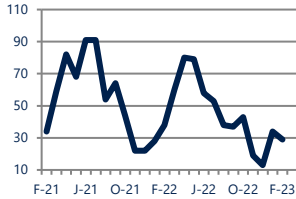
Focus On: Bristow Housing Market

February 2023

Zip Code(s): 20136

New Listings

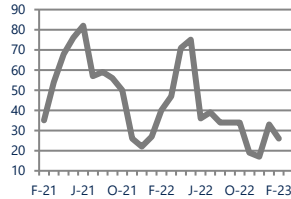
29



Down -24%
Vs. Year Ago

Current Contracts

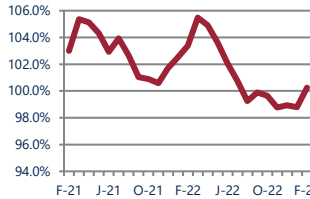
26



Down -35%
Vs. Year Ago

Sold Vs. List Price

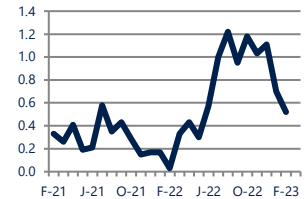
100.2%



Down -3%
Vs. Year Ago

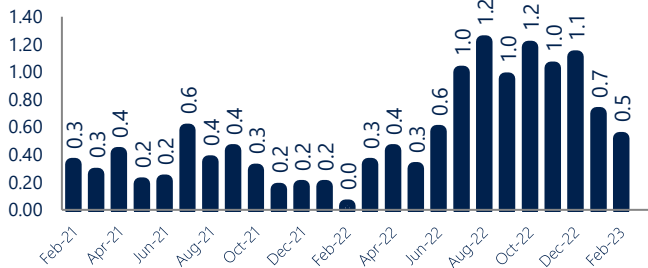
Months of Supply

0.5



Up 1633%
Vs. Year Ago

Months Of Supply



Months of Supply

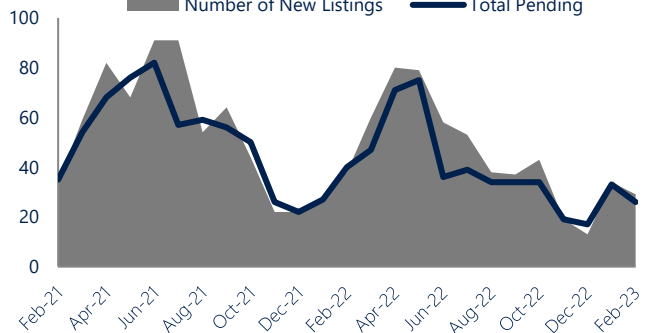
In February, there was 0.5 months of supply available in Bristow, compared to 0.0 in February 2022. That is an increase of 1448% versus a year ago.

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.

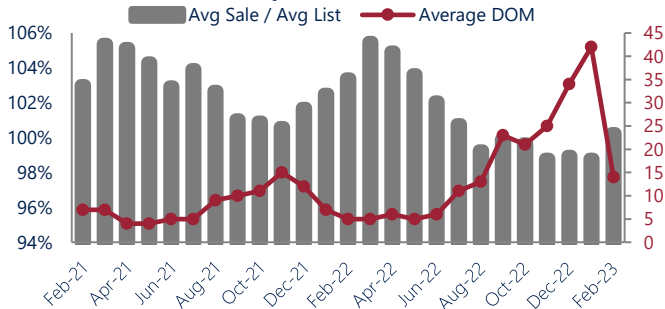
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Bristow compared to 38 in February 2022, a decrease of 24%. There were 26 current contracts pending sale this February compared to 40 a year ago. The number of current contracts is 35% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Bristow was 100.2% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 5. This increase was impacted by the limited number of sales.

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