



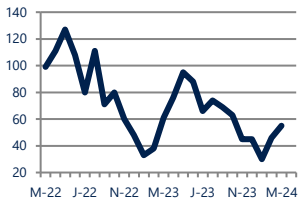
Focus On: Broadlands and Brambleton Housing Market

March 2024

Zip Code(s): 20148

Units Sold

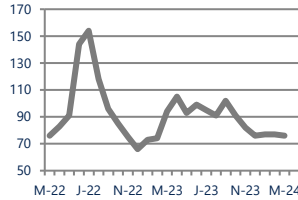
55



Down -10%
Vs. Year Ago

Active Inventory

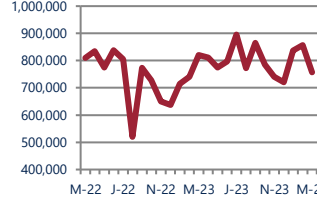
76



Down -19%
Vs. Year Ago

Median Sale Price

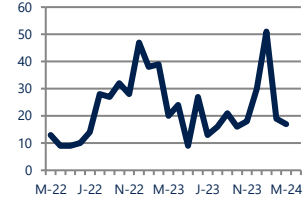
\$757,000



Down -8%
Vs. Year Ago

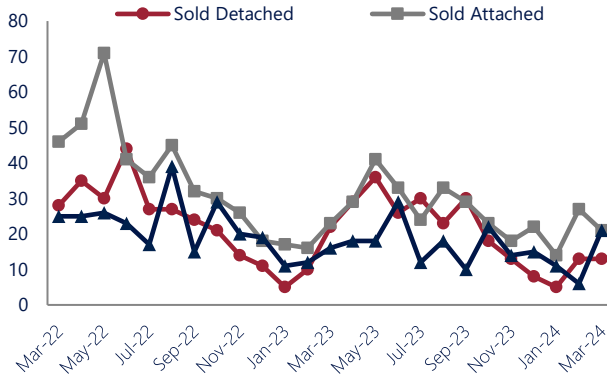
Days On Market

17



Down -15%
Vs. Year Ago

Units Sold*



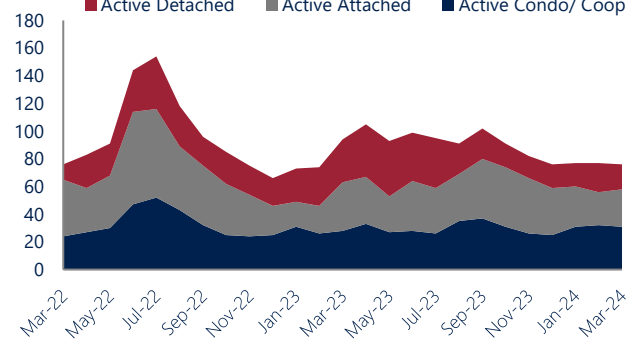
Units Sold

There was an increase in total units sold in March, with 55 sold this month in Broadlands and Brambleton versus 46 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 10% versus March 2023.

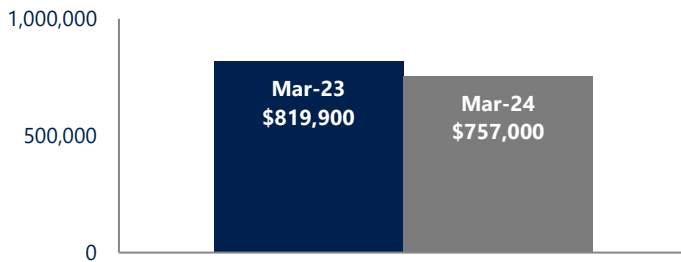
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 19%. The total number of active inventory this March was 76 compared to 94 in March 2023. This month's total of 76 is lower than the previous month's total supply of available inventory of 77, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Broadlands and Brambleton Homes was \$819,900. This March, the median sale price was \$757,000, a decrease of 8% or \$62,900 compared to last year. The current median sold price is 12% lower than in February.

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

Broadlands and Brambleton are defined as properties listed in zip code/s 20148.

*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.



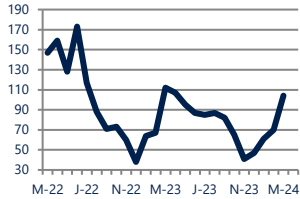
Focus On: Broadlands and Brambleton Housing Market

March 2024

Zip Code(s): 20148

New Listings

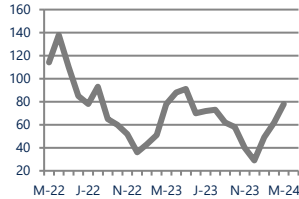
104



Down -7%
Vs. Year Ago

Current Contracts

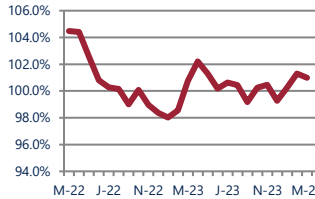
78



No Change
Vs. Year Ago

Sold Vs. List Price

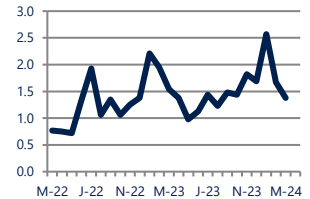
101.0%



No Change
Vs. Year Ago

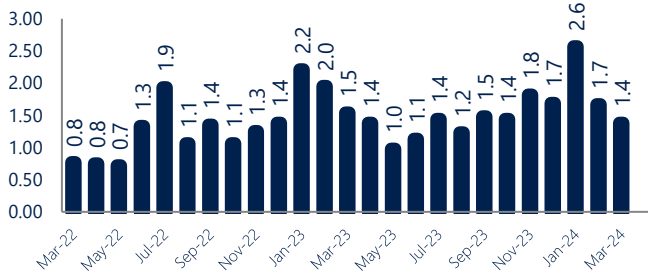
Months of Supply

1.4



Down -10%
Vs. Year Ago

Months of Supply



Months of Supply

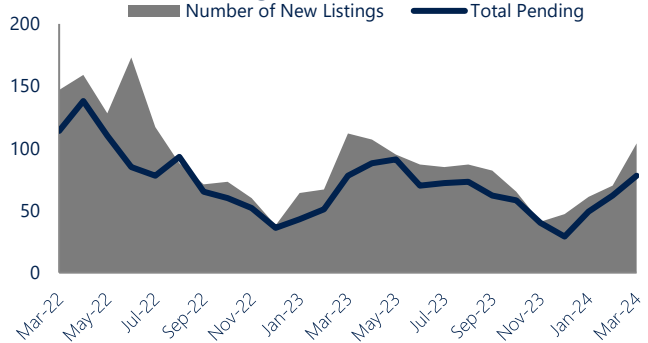
In March, there was 1.4 months of supply available in Broadlands and Brambleton, compared to 1.5 in March 2023. That is a decrease of 10% versus a year ago.

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.

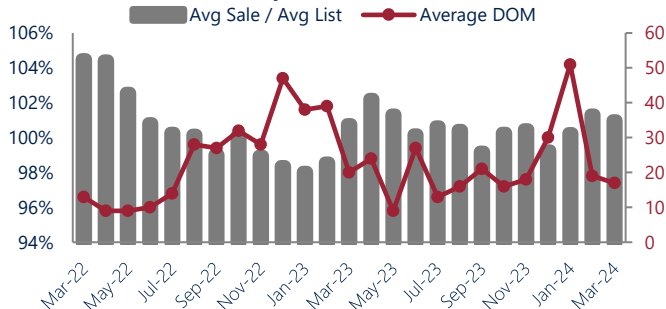
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Broadlands and Brambleton compared to 112 in March 2023, a decrease of 7%. There were 78 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 26% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Broadlands and Brambleton was 101.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 20, a decrease of 15%.

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