



# The Long & Foster Market Minute™

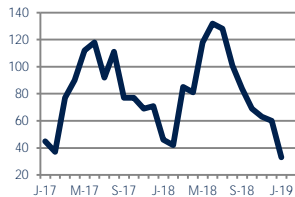
Focus On: Broadlands and Brambleton Housing Market

January 2019

Zip Code(s): 20148

## Units Sold

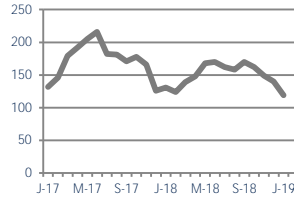
33



Down  
Vs. Year Ago

## Active Inventory

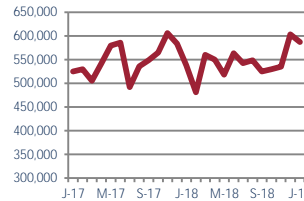
119



Down -9%  
Vs. Year Ago

## Median Sale Price

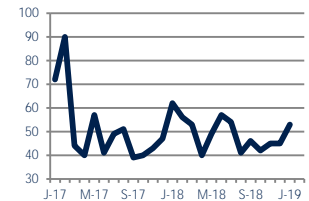
\$587,498



Up 9%  
Vs. Year Ago

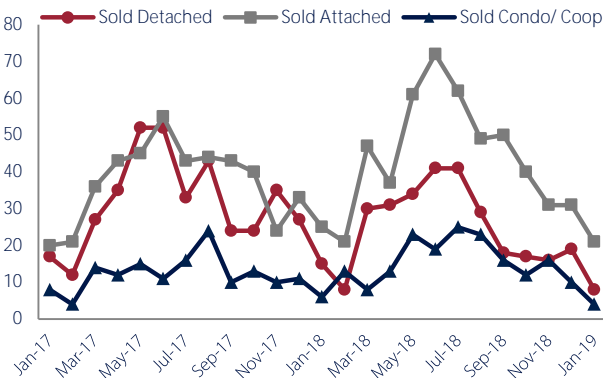
## Days On Market

53



Down -15%  
Vs. Year Ago

## Units Sold\*



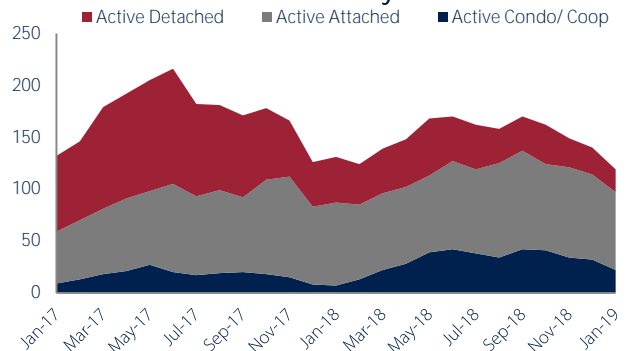
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 33 sold this month in Broadlands and Brambleton. This month's total units sold was lower than at this time last year, a decrease from January 2018.

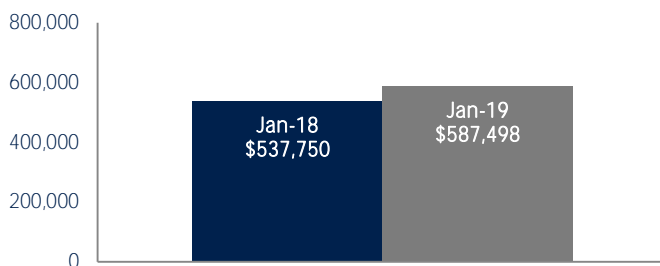
## Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 9%. The total number of active inventory this January was 119 compared to 131 in January 2018. This month's total of 119 is lower than the previous month's total supply of available inventory of 140, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Broadlands and Brambleton Homes was \$537,750. This January, the median sale price was \$587,498, an increase of 9% or \$49,748 compared to last year. The current median sold price is 3% 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.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



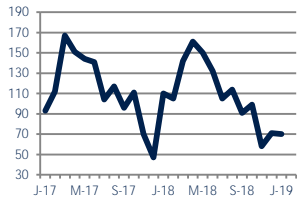
## Focus On: Broadlands and Brambleton Housing Market

January 2019

Zip Code(s): 20148

### New Listings

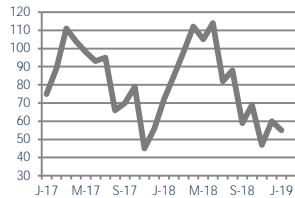
70



Down -36%  
Vs. Year Ago

### Current Contracts

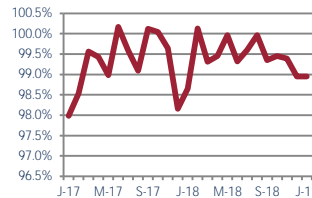
55



Down -24%  
Vs. Year Ago

### Sold Vs. List Price

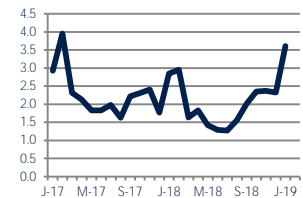
99.0%



No Change  
Vs. Year Ago

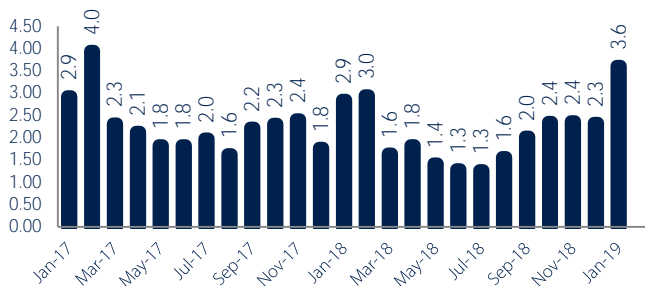
### Months of Supply

3.6



Up 27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

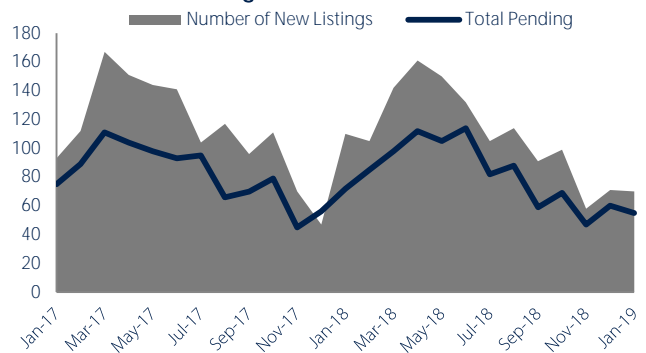
In January, there was 3.6 months of supply available in Broadlands and Brambleton, compared to 2.8 in January 2018. That is an increase of 27% versus a year ago.

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.

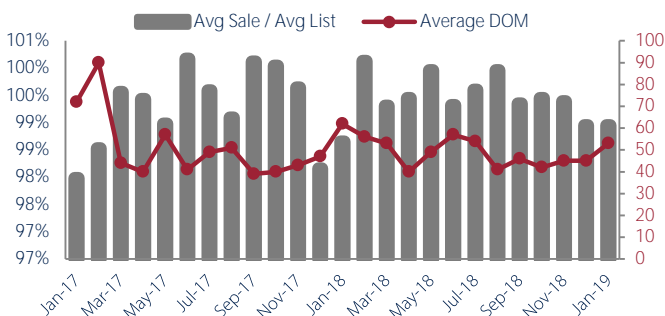
### New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Broadlands and Brambleton compared to 110 in January 2018, a decrease of 36%. There were 55 current contracts pending sale this January compared to 72 a year ago. The number of current contracts is 24% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Broadlands and Brambleton was 99.0% 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 53, lower than the average last year, which was 62, a decrease of 15%.



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