

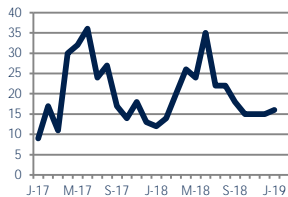
## Focus On: Oak Hill Housing Market

January 2019

Zip Code(s): 20171

### Units Sold

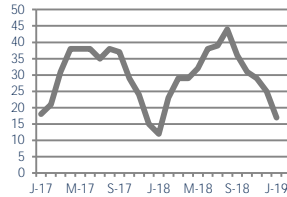
16



Up 33%  
Vs. Year Ago

### Active Inventory

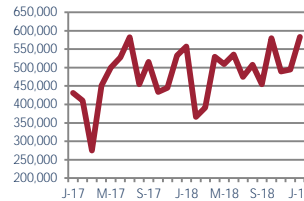
17



Up 42%  
Vs. Year Ago

### Median Sale Price

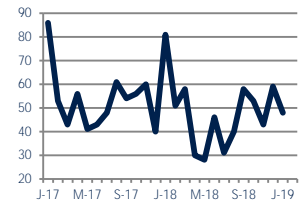
\$583,200



Up 5%  
Vs. Year Ago

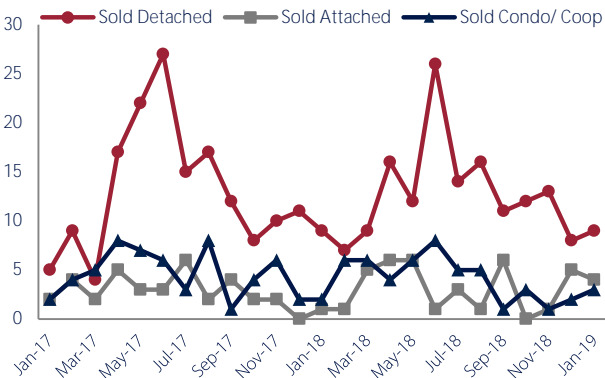
### Days On Market

48



Down -41%  
Vs. Year Ago

### Units Sold\*



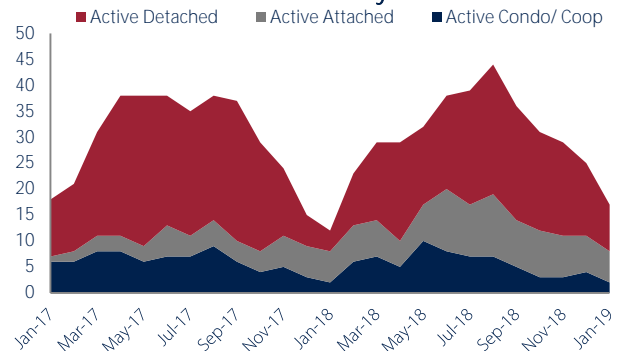
### Units Sold

There was an increase in total units sold in January, with 16 sold this month in Oak Hill versus 15 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 33% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 42%. The total number of active inventory this January was 17 compared to 12 in January 2018. This month's total of 17 is lower than the previous month's total supply of available inventory of 25, a decrease of 32%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Oak Hill Homes was \$557,500. This January, the median sale price was \$583,200, an increase of 5% or \$25,700 compared to last year. The current median sold price is 18% higher 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.

Oak Hill are defined as properties listed in zip code/s 20171.

\*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.



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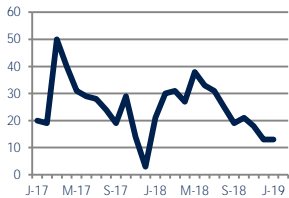
**Focus On:** Oak Hill Housing Market

January 2019

Zip Code(s): 20171

**New Listings**

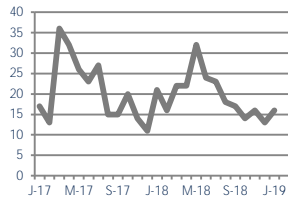
13



**Down -38%**  
Vs. Year Ago

**Current Contracts**

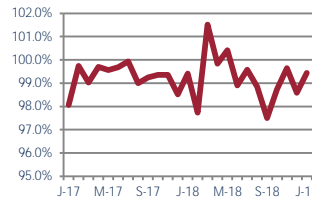
16



**Down -24%**  
Vs. Year Ago

**Sold Vs. List Price**

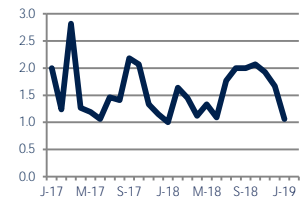
99.4%



**No Change**  
Vs. Year Ago

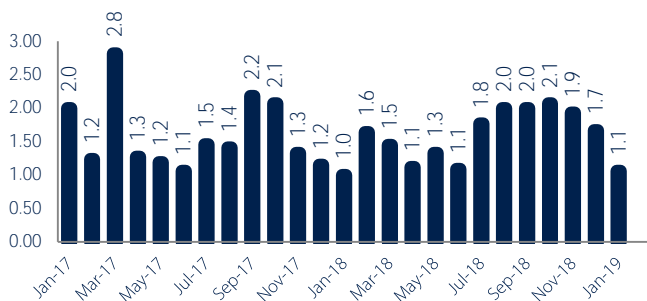
**Months of Supply**

1.1



**No Change**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

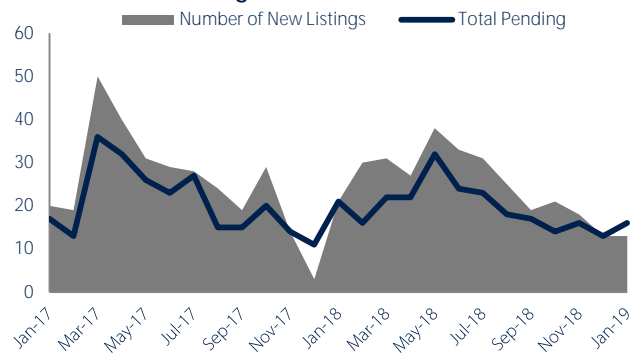
In January, there was 1.1 months of supply available in Oak Hill. The amount of supply is similar compared to a year ago.

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.

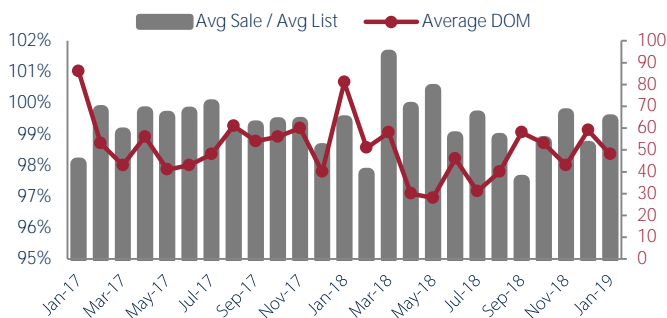
**New Listings & Current Contracts**

This month there were 13 homes newly listed for sale in Oak Hill compared to 21 in January 2018, a decrease of 38%. There were 16 current contracts pending sale this January compared to 21 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 Oak Hill was 99.4% 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 48, lower than the average last year, which was 81, a decrease of 41%.



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