

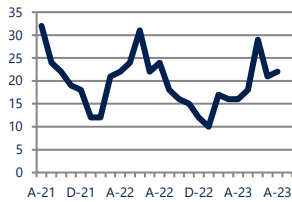


**Focus On: Oak Hill Housing Market**

August 2023

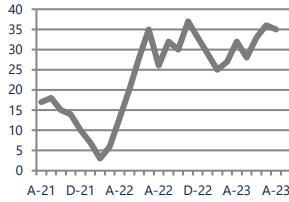
Zip Code(s): 20171

**Units Sold**  
22



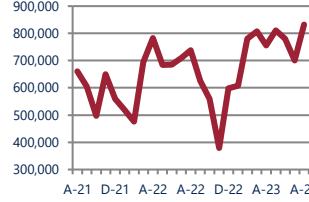
**Down -8%**  
Vs. Year Ago

**Active Inventory**  
35



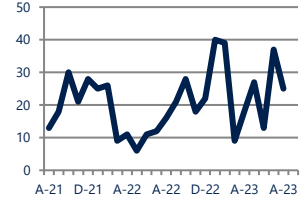
**Up 35%**  
Vs. Year Ago

**Median Sale Price**  
\$832,300



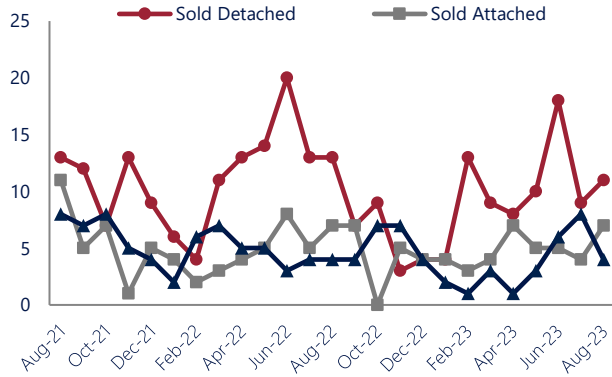
**Up 13%**  
Vs. Year Ago

**Days On Market**  
25



**Up**  
Vs. Year Ago

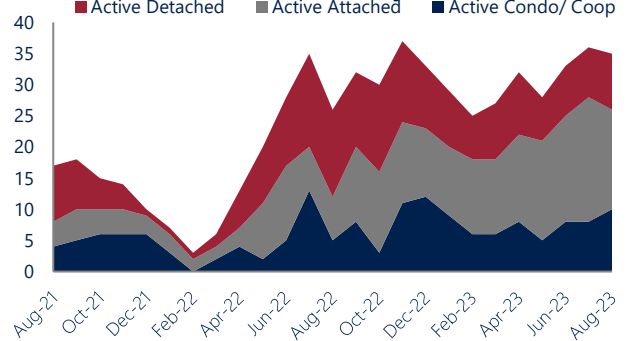
**Units Sold\***



**Units Sold**

There was an increase in total units sold in August, with 22 sold this month in Oak Hill versus 21 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 8% versus August 2022.

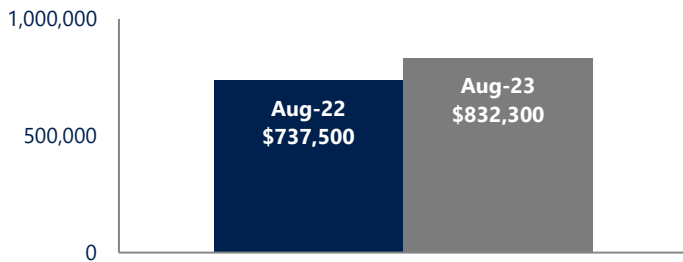
**Active Inventory\***



**Active Inventory**

Versus last year, the total number of homes available this month is higher by 9 units or 35%. The total number of active inventory this August was 35 compared to 26 in August 2022. This month's total of 35 is lower than the previous month's total supply of available inventory of 36, a decrease of 3%.

**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Oak Hill Homes was \$737,500. This August, the median sale price was \$832,300, an increase of 13% or \$94,800 compared to last year. The current median sold price is 19% higher than in July.

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.





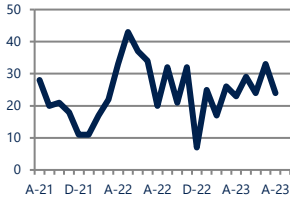
## Focus On: Oak Hill Housing Market

August 2023

Zip Code(s): 20171

### New Listings

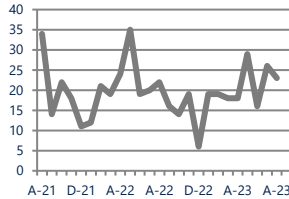
24



Up 20%  
Vs. Year Ago

### Current Contracts

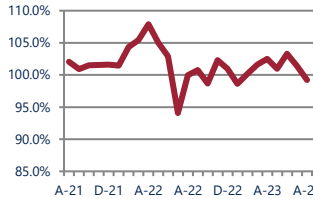
23



Up 5%  
Vs. Year Ago

### Sold Vs. List Price

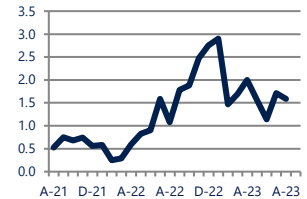
99.2%



Down -0.7%  
Vs. Year Ago

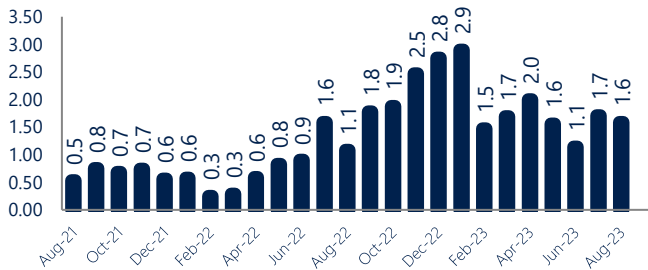
### Months of Supply

1.6



Up 47%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

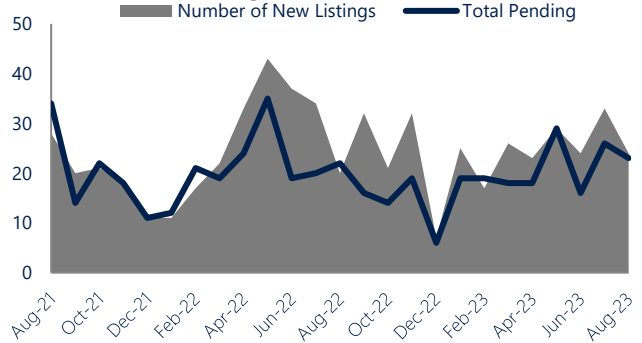
In August, there was 1.6 months of supply available in Oak Hill, compared to 1.1 in August 2022. That is an increase of 47% versus a year ago.

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.

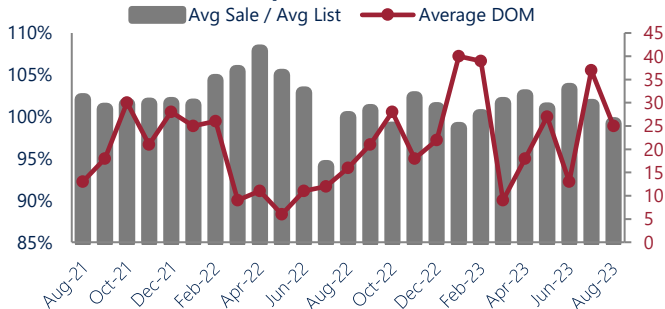
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Oak Hill compared to 20 in August 2022, an increase of 20%. There were 23 current contracts pending sale this August compared to 22 a year ago. The number of current contracts is 5% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Oak Hill was 99.2% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.



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.

