



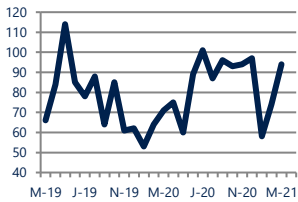
Focus On: Brightwood and Petworth Housing Market

March 2021

Zip Code(s): 20011

Units Sold

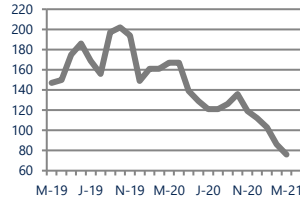
94



Up 32%
Vs. Year Ago

Active Inventory

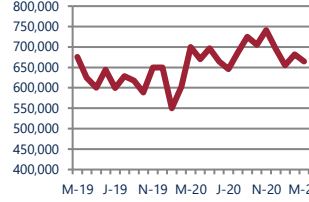
76



Down -54%
Vs. Year Ago

Median Sale Price

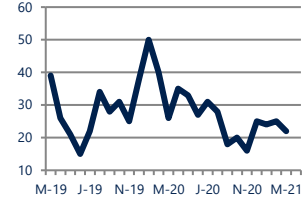
\$665,000



Down -5%
Vs. Year Ago

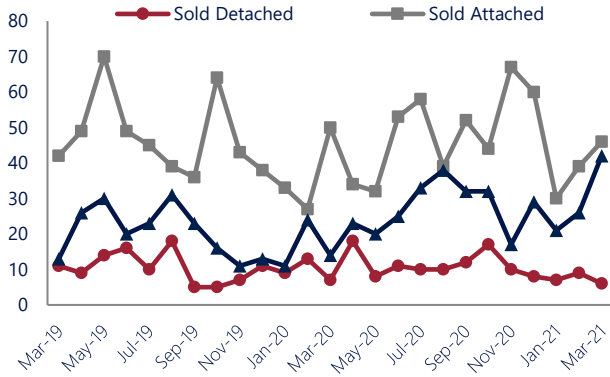
Days On Market

22



Down -15%
Vs. Year Ago

Units Sold*



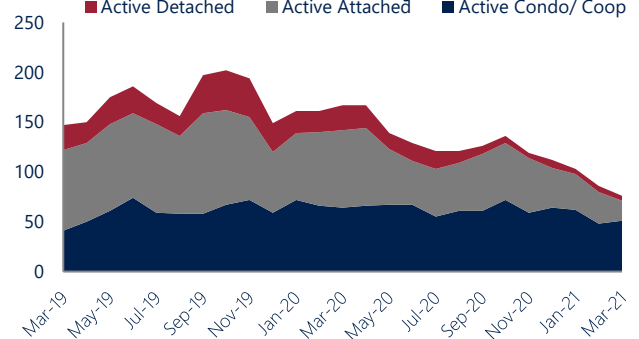
Units Sold

There was an increase in total units sold in March, with 94 sold this month in Brightwood and Petworth versus 74 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 32% versus March 2020.

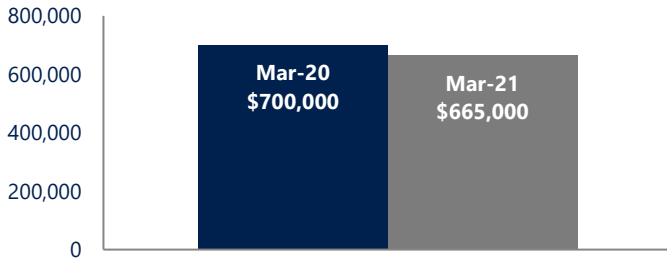
Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 54%. The total number of active inventory this March was 76 compared to 167 in March 2020. This month's total of 76 is lower than the previous month's total supply of available inventory of 86, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Brightwood and Petworth Homes was \$700,000. This March, the median sale price was \$665,000, a decrease of 5% or \$35,000 compared to last year. The current median sold price is 2% 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.

Brightwood and Petworth are defined as properties listed in zip code/s 20011.

*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.

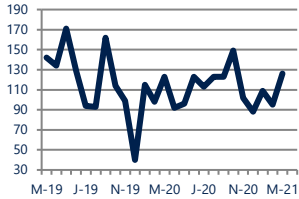




Zip Code(s): 20011

New Listings

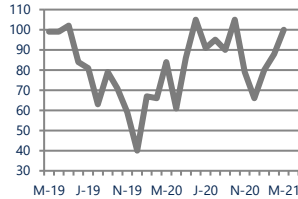
126



Up 2%
Vs. Year Ago

Current Contracts

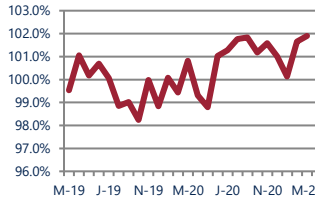
100



Up 19%
Vs. Year Ago

Sold Vs. List Price

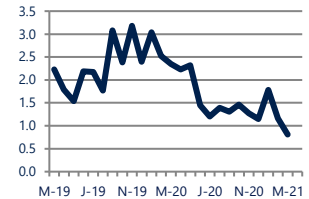
101.9%



Up 1.1%
Vs. Year Ago

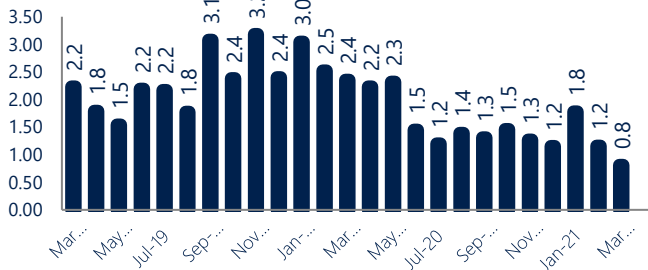
Months of Supply

0.8



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

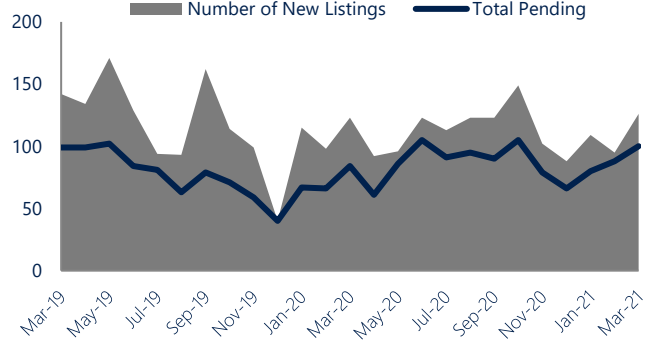
In March, there was 0.8 months of supply available in Brightwood and Petworth, compared to 2.4 in March 2020. That is a decrease of 66% versus a year ago.

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.

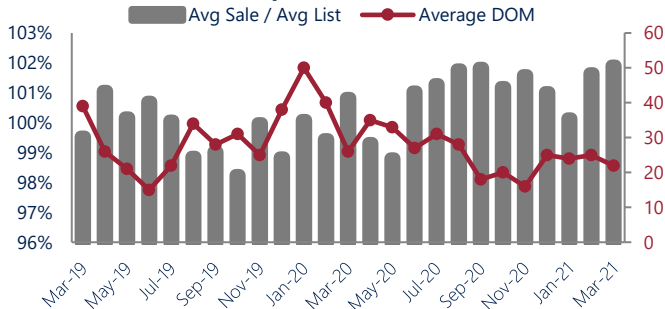
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Brightwood and Petworth compared to 123 in March 2020, an increase of 2%. There were 100 current contracts pending sale this March compared to 84 a year ago. The number of current contracts is 19% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Brightwood and Petworth was 101.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 26, a decrease of 15%.



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