



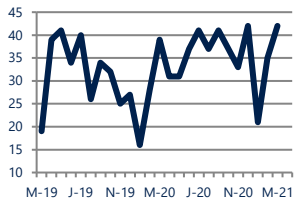
**Focus On: Braddock Heights/Jefferson Park Housing Market**

March 2021

Zip Code(s): 22302

**Units Sold**

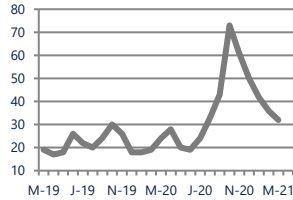
42



**Up 8%**  
Vs. Year Ago

**Active Inventory**

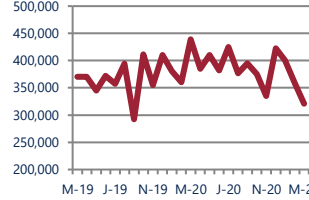
32



**Up 33%**  
Vs. Year Ago

**Median Sale Price**

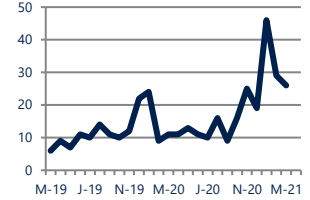
\$321,000



**Down -27%**  
Vs. Year Ago

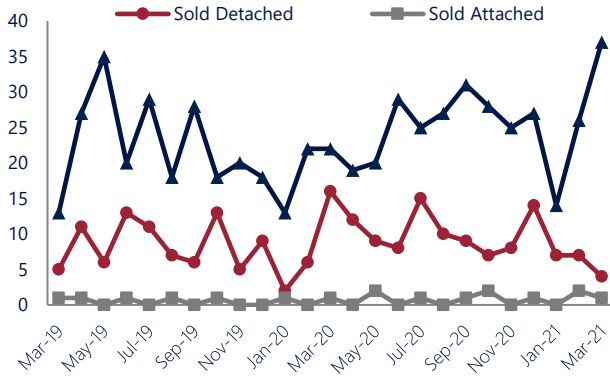
**Days On Market**

26



**Up 136%**  
Vs. Year Ago

**Units Sold\***



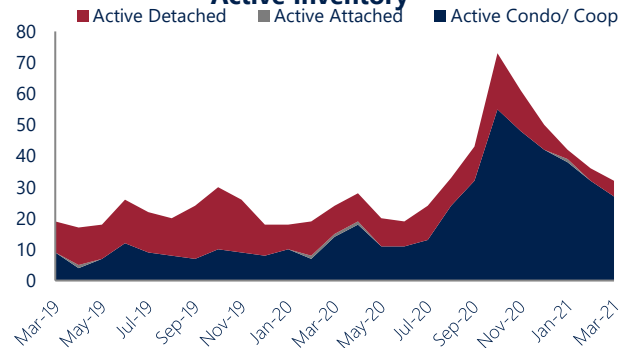
**Units Sold**

There was an increase in total units sold in March, with 42 sold this month in Braddock Heights/Jefferson Park versus 35 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 8% versus March 2020.

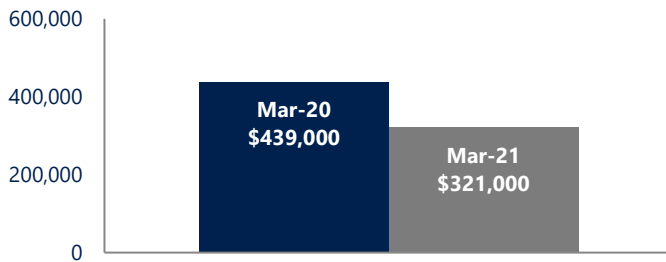
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 8 units or 33%. The total number of active inventory this March was 32 compared to 24 in March 2020. This month's total of 32 is lower than the previous month's total supply of available inventory of 36, a decrease of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Braddock Heights/Jefferson Park Homes was \$439,000. This March, the median sale price was \$321,000, a decrease of \$118,000 compared to last year. The current median sold price is 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.

Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

\*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.

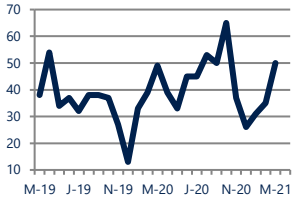




Zip Code(s): 22302

### New Listings

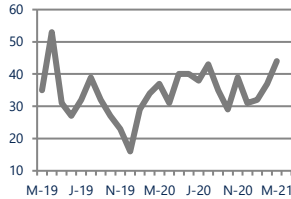
50



**Up 2%**  
Vs. Year Ago

### Current Contracts

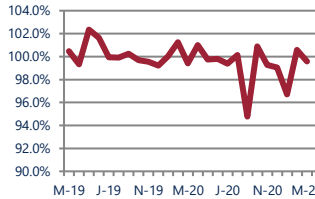
44



**Up 19%**  
Vs. Year Ago

### Sold Vs. List Price

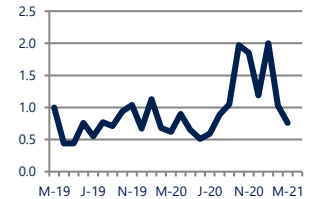
99.6%



**No Change**  
Vs. Year Ago

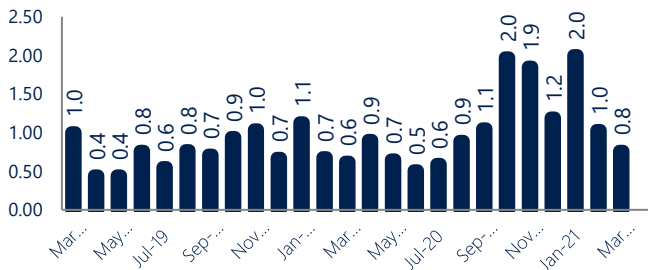
### Months of Supply

0.8



**Up 23%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

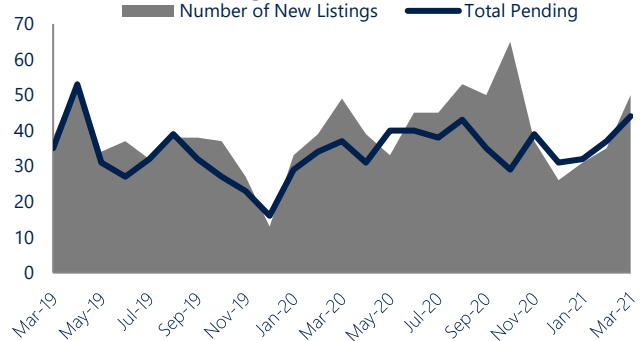
In March, there was 0.8 months of supply available in Braddock Heights/Jefferson Park, compared to 0.6 in March 2020. That is an increase of 24% versus a year ago.

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.

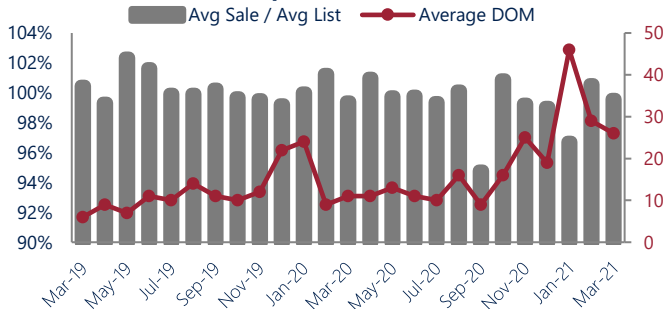
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 49 in March 2020, an increase of 2%. There were 44 current contracts pending sale this March compared to 37 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 Braddock Heights/Jefferson Park was 99.6% 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 26, higher than the average last year, which was 11, an increase of 136%.



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