



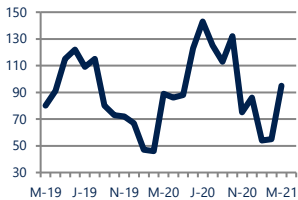
**Focus On: Broadlands and Brambleton Housing Market**

March 2021

Zip Code(s): 20148

**Units Sold**

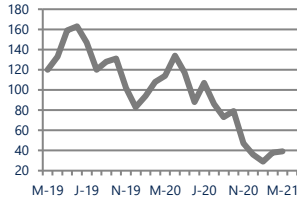
95



**Up 7%**  
Vs. Year Ago

**Active Inventory**

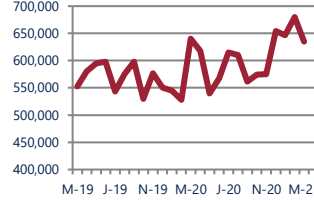
39



**Down -66%**  
Vs. Year Ago

**Median Sale Price**

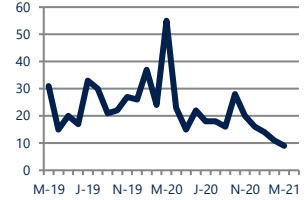
\$635,100



**Down -1%**  
Vs. Year Ago

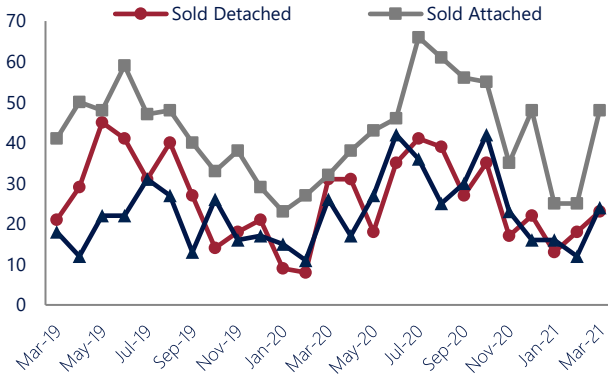
**Days On Market**

9



**Down -84%**  
Vs. Year Ago

**Units Sold\***



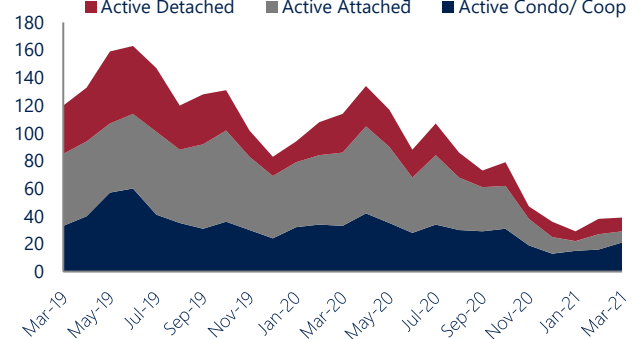
**Units Sold**

There was an increase in total units sold in March, with 95 sold this month in Broadlands and Brambleton. This month's total units sold was higher than at this time last year.

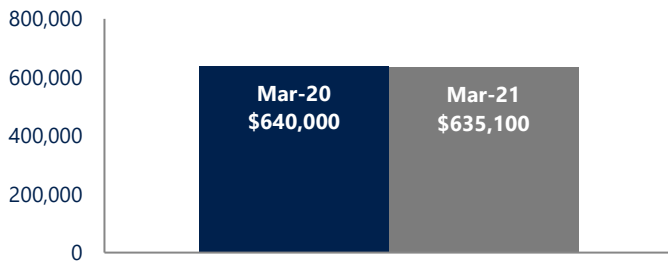
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 75 units or 66%. The total number of active inventory this March was 39 compared to 114 in March 2020. This month's total of 39 is higher than the previous month's total supply of available inventory of 38, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Broadlands and Brambleton Homes was \$640,000. This March, the median sale price was \$635,100, a decrease of 1% or \$4,900 compared to last year. The current median sold price is 7% 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.

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.

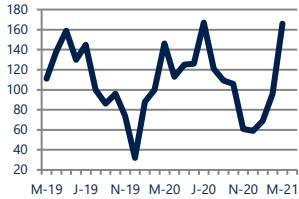




Zip Code(s): 20148

### New Listings

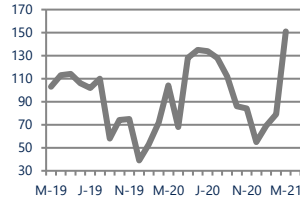
166



**Up 14%**  
Vs. Year Ago

### Current Contracts

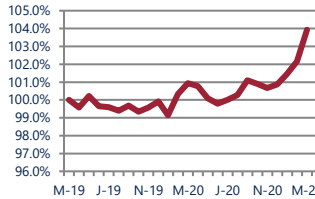
151



**Up 45%**  
Vs. Year Ago

### Sold Vs. List Price

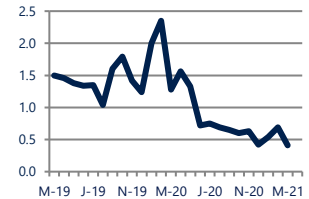
103.9%



**Up 3%**  
Vs. Year Ago

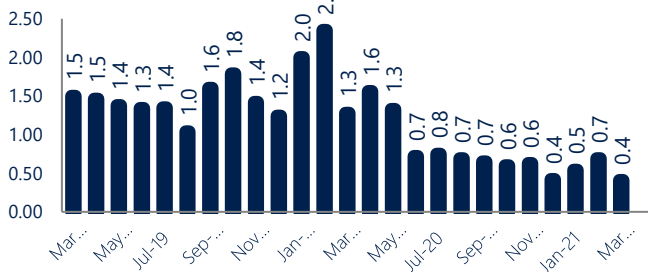
### Months of Supply

0.4



**Down -68%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

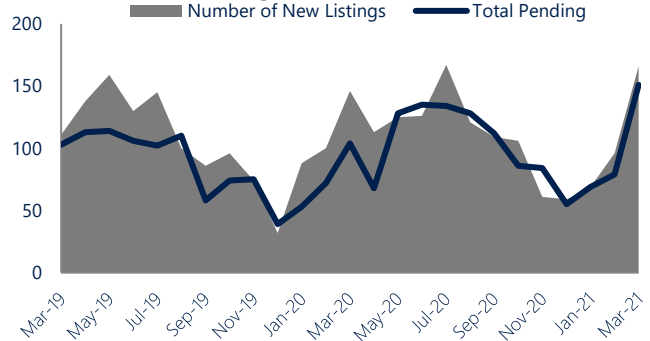
This month there were 166 homes newly listed for sale in Broadlands and Brambleton compared to 146 in March 2020, an increase of 14%. There were 151 current contracts pending sale this March compared to 104 a year ago. The number of current contracts is 45% higher than last March.

### Months of Supply

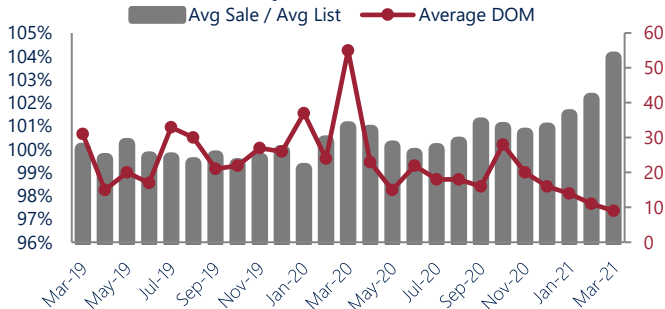
In March, there was 0.4 months of supply available in Broadlands and Brambleton, compared to 1.3 in March 2020. That is a decrease of 68% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Broadlands and Brambleton was 103.9% of the average list price, which is 3.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 55, a decrease of 84%.

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