



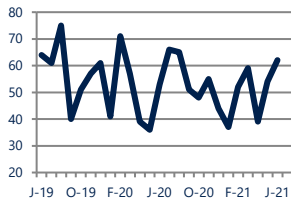
Focus On: Brookland and Woodridge Housing Market

June 2021

Zip Code(s): 20017 and 20018

Units Sold

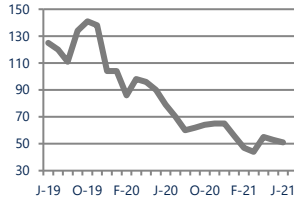
62



Up 17%
Vs. Year Ago

Active Inventory

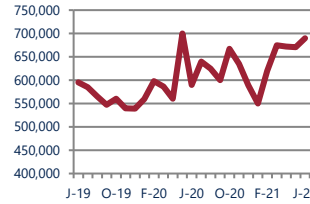
51



Down -35%
Vs. Year Ago

Median Sale Price

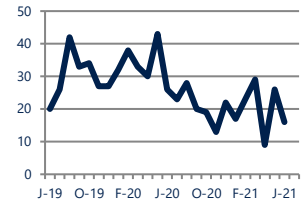
\$690,000



Up 17%
Vs. Year Ago

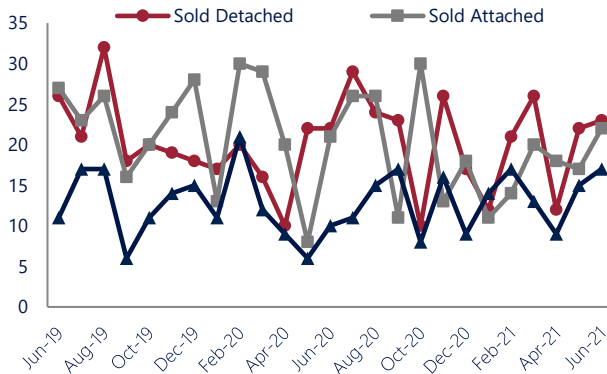
Days On Market

16



Down -38%
Vs. Year Ago

Units Sold*



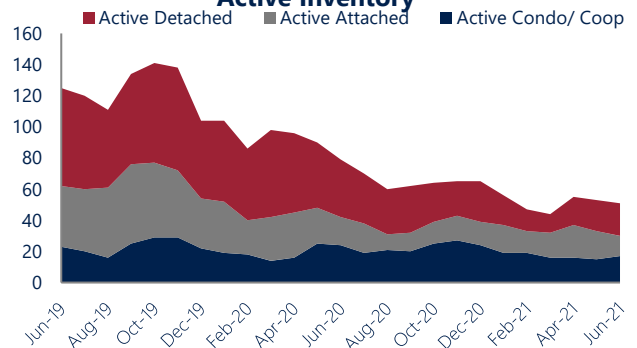
Units Sold

There was an increase in total units sold in June, with 62 sold this month in Brookland and Woodridge versus 54 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2020.

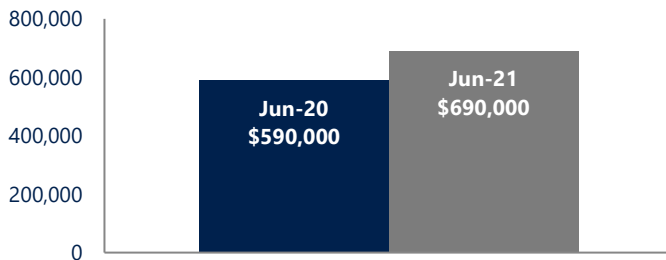
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 35%. The total number of active inventory this June was 51 compared to 79 in June 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 53, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Brookland and Woodridge Homes was \$590,000. This June, the median sale price was \$690,000, an increase of 17% or \$100,000 compared to last year. The current median sold price is 3% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Brookland and Woodridge are defined as properties in zip codes 20017/20018.

*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.





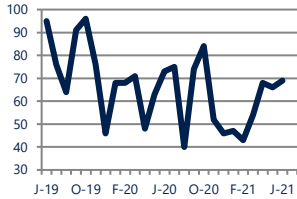
Focus On: Brookland and Woodridge Housing Market

June 2021

Zip Code(s): 20017 and 20018

New Listings

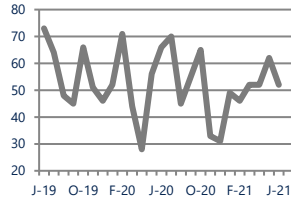
69



Down -5%
Vs. Year Ago

Current Contracts

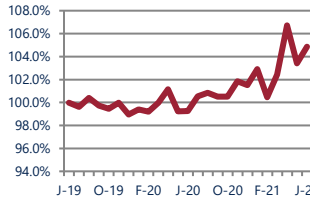
52



Down -21%
Vs. Year Ago

Sold Vs. List Price

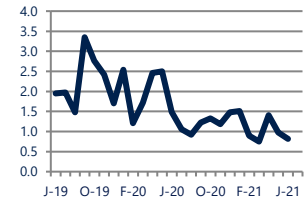
104.9%



Up
Vs. Year Ago

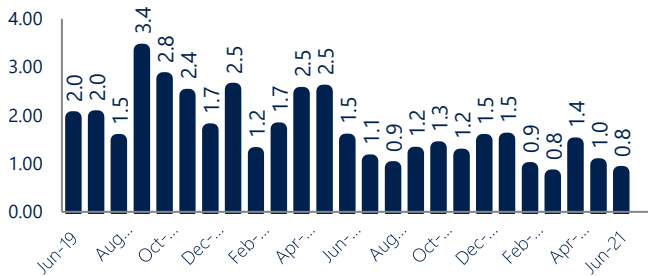
Months of Supply

0.8



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

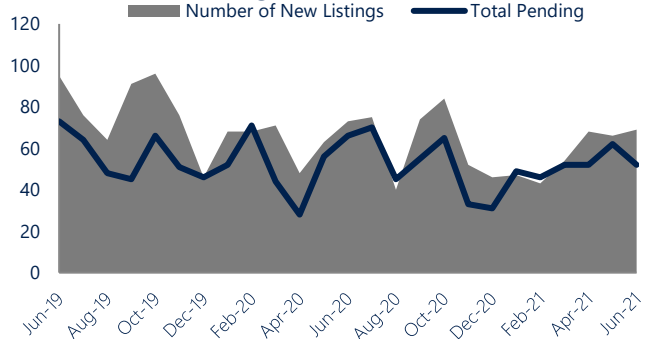
In June, there was 0.8 months of supply available in Brookland and Woodridge, compared to 1.5 in June 2020. That is a decrease of 45% versus a year ago.

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.

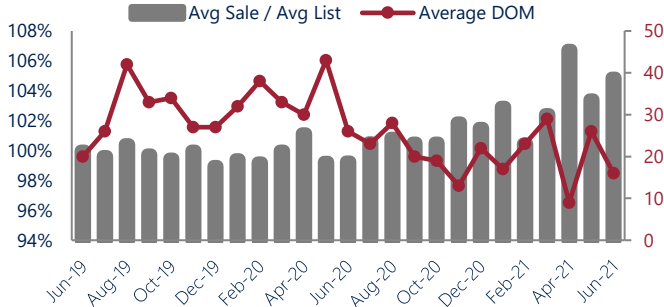
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Brookland and Woodridge compared to 73 in June 2020, a decrease of 5%. There were 52 current contracts pending sale this June compared to 66 a year ago. The number of current contracts is 21% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Brookland and Woodridge was 104.9% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 26, a decrease of 38%.



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