



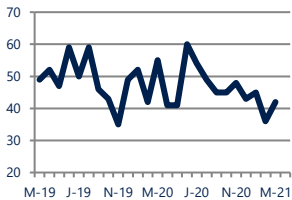
Focus On: Deanwood and Marshall Heights Housing Market

March 2021

Zip Code(s): 20019

Units Sold

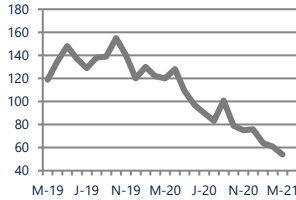
42



Down -24%
Vs. Year Ago

Active Inventory

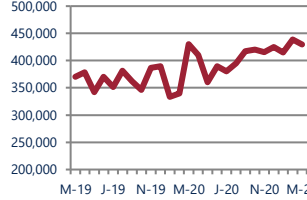
54



Down -55%
Vs. Year Ago

Median Sale Price

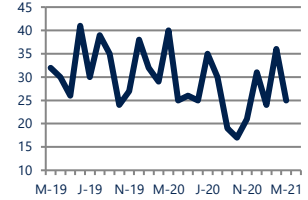
\$429,500



No Change
Vs. Year Ago

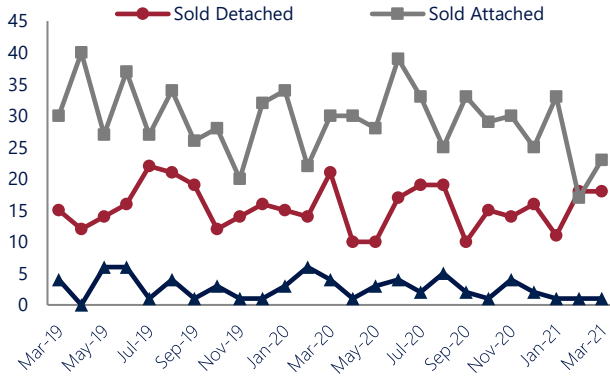
Days On Market

25



Down -38%
Vs. Year Ago

Units Sold*



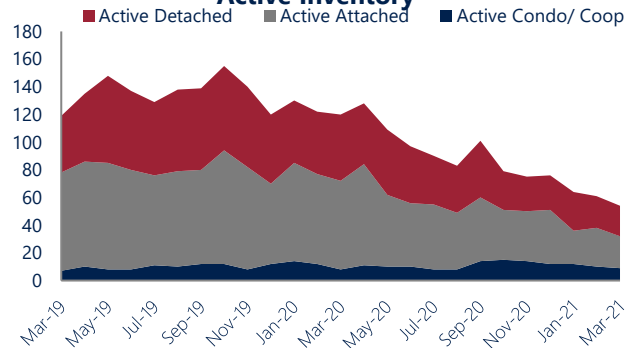
Units Sold

There was an increase in total units sold in March, with 42 sold this month in Deanwood and Marshall Heights versus 36 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 24% versus March 2020.

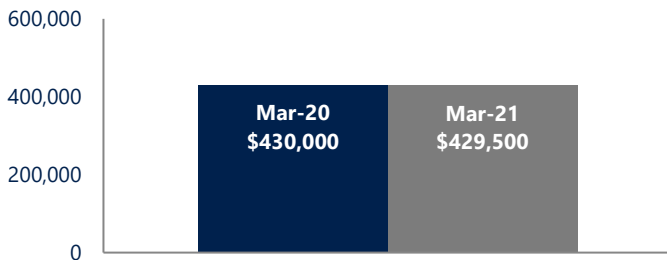
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 55%. The total number of active inventory this March was 54 compared to 120 in March 2020. This month's total of 54 is lower than the previous month's total supply of available inventory of 61, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Deanwood and Marshall Heights Homes was \$430,000. This March, the median sale price was \$429,500, which is similar compared to a year ago. 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.

Deanwood and Marshall Heights are defined as properties listed in zip code/s 20019.

*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.

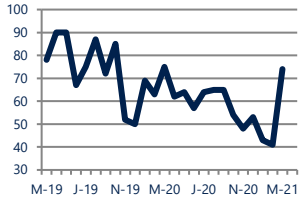




Zip Code(s): 20019

New Listings

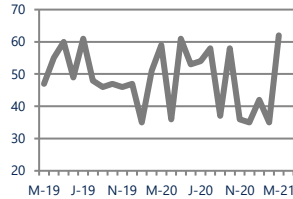
74



Down -1%
Vs. Year Ago

Current Contracts

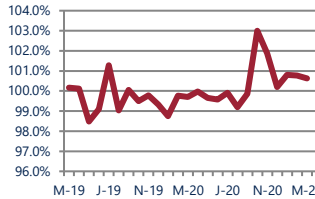
62



Up 5%
Vs. Year Ago

Sold Vs. List Price

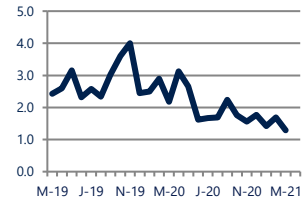
100.6%



Up 0.9%
Vs. Year Ago

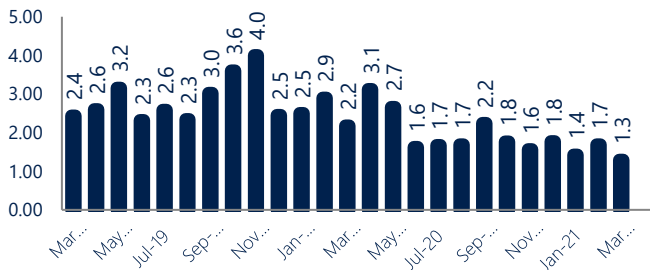
Months of Supply

1.3



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

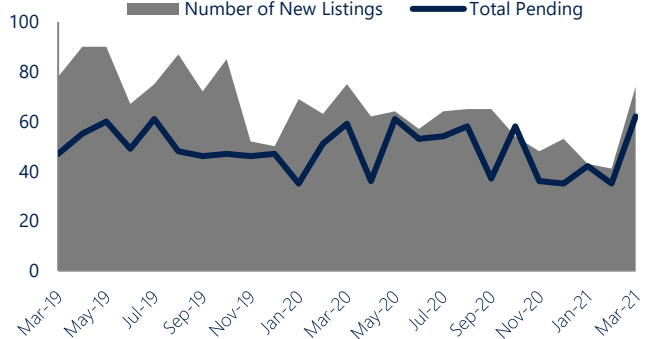
In March, there was 1.3 months of supply available in Deanwood and Marshall Heights, compared to 2.2 in March 2020. That is a decrease of 41% versus a year ago.

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.

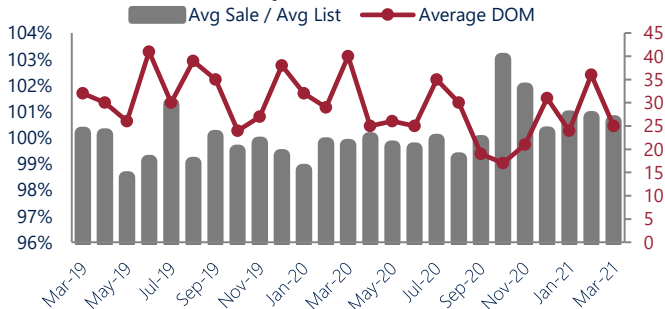
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Deanwood and Marshall Heights compared to 75 in March 2020, a decrease of 1%. There were 62 current contracts pending sale this March compared to 59 a year ago. The number of current contracts is 5% 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 Deanwood and Marshall Heights was 100.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 40, a decrease of 38%.



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