



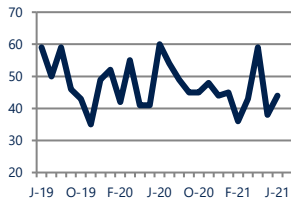
Focus On: Deanwood and Marshall Heights Housing Market

June 2021

Zip Code(s): 20019

Units Sold

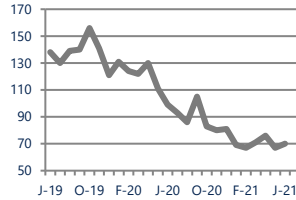
44



Down -27%
Vs. Year Ago

Active Inventory

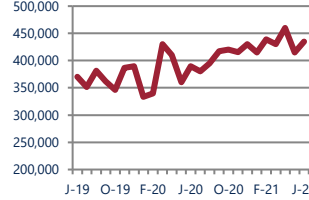
70



Down -29%
Vs. Year Ago

Median Sale Price

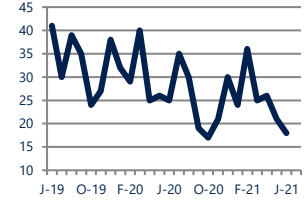
\$435,000



Up 12%
Vs. Year Ago

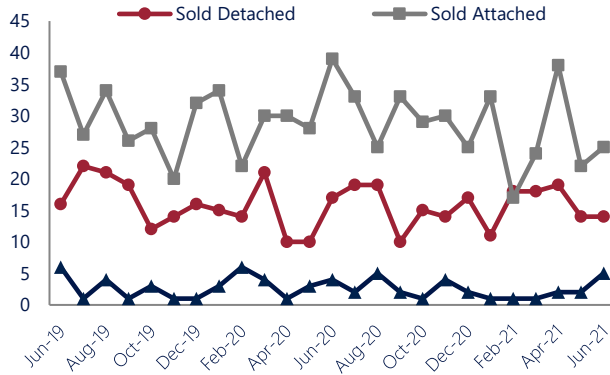
Days On Market

18



Down -28%
Vs. Year Ago

Units Sold*



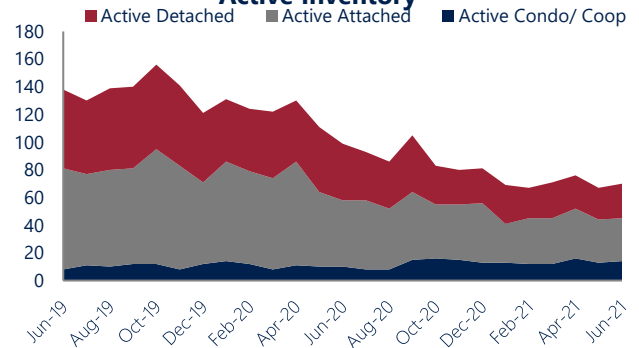
Units Sold

There was an increase in total units sold in June, with 44 sold this month in Deanwood and Marshall Heights versus 38 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 27% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 29%. The total number of active inventory this June was 70 compared to 99 in June 2020. This month's total of 70 is higher than the previous month's total supply of available inventory of 67, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Deanwood and Marshall Heights Homes was \$389,500. This June, the median sale price was \$435,000, an increase of 12% or \$45,500 compared to last year. The current median sold price is 5% 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.

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.





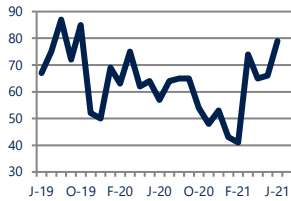
Focus On: Deanwood and Marshall Heights Housing Market

June 2021

Zip Code(s): 20019

New Listings

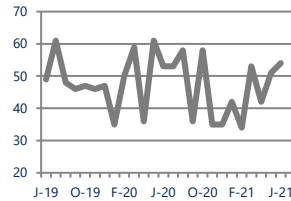
79



Up 39%
Vs. Year Ago

Current Contracts

54



Up 2%
Vs. Year Ago

Sold Vs. List Price

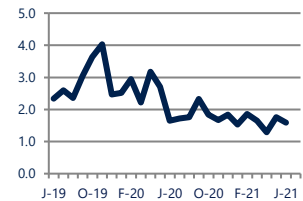
103.2%



Up 3.6%
Vs. Year Ago

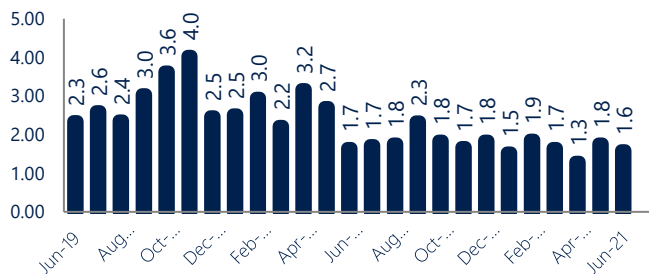
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

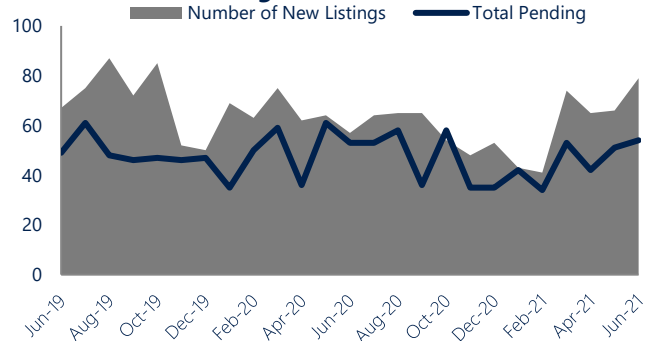
This month there were 79 homes newly listed for sale in Deanwood and Marshall Heights compared to 57 in June 2020, an increase of 39%. There were 54 current contracts pending sale this June compared to 53 a year ago. The number of current contracts is 2% higher than last June.

Months of Supply

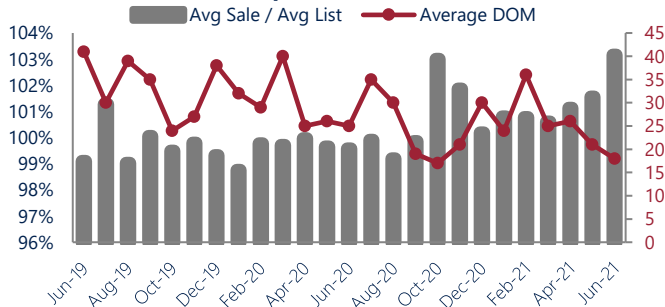
In June, there was 1.6 months of supply available in Deanwood and Marshall Heights. The amount of supply is similar compared to a year ago.

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 June, the average sale price in Deanwood and Marshall Heights was 103.2% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 25, a decrease of 28%.

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