



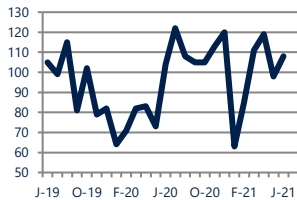
Focus On: Shepherd Park and Petworth Housing Market

June 2021

Zip Code(s): 20011 and 20012

Units Sold

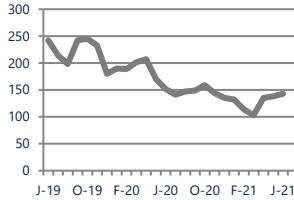
108



Up 4%
Vs. Year Ago

Active Inventory

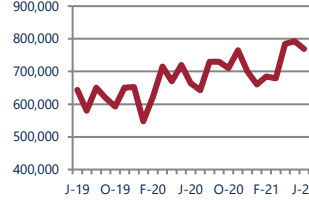
143



Down -6%
Vs. Year Ago

Median Sale Price

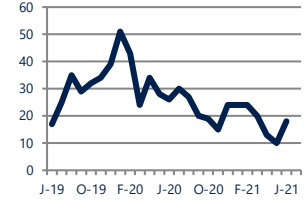
\$768,500



Up 16%
Vs. Year Ago

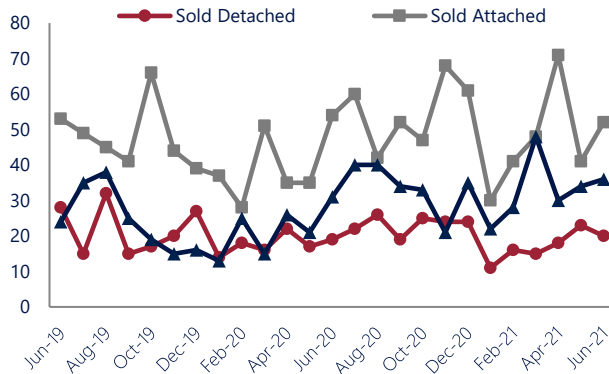
Days On Market

18



Down -31%
Vs. Year Ago

Units Sold*



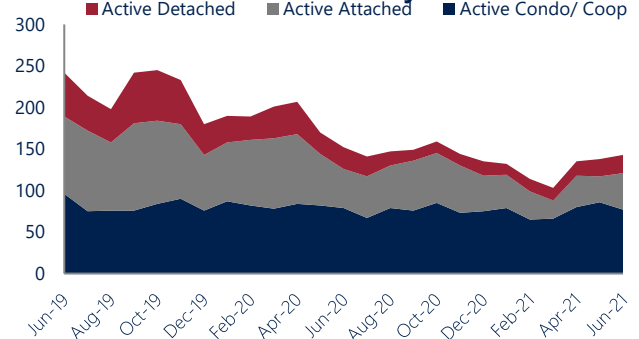
Units Sold

There was an increase in total units sold in June, with 108 sold this month in Shepherd Park and Petworth versus 98 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2020.

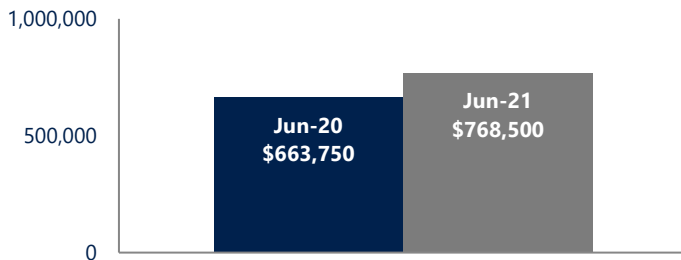
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 6%. The total number of active inventory this June was 143 compared to 152 in June 2020. This month's total of 143 is higher than the previous month's total supply of available inventory of 138, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Shepherd Park and Petworth Homes was \$663,750. This June, the median sale price was \$768,500, an increase of 16% or \$104,750 compared to last year. The current median sold price is 3% lower 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.

Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth.

*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.





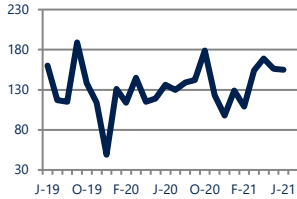
Focus On: Shepherd Park and Petworth Housing Market

June 2021

Zip Code(s): 20011 and 20012

New Listings

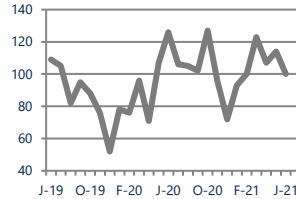
155



Up 14%
Vs. Year Ago

Current Contracts

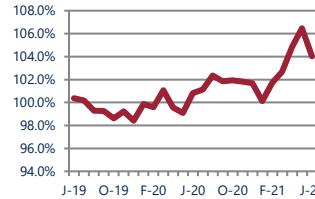
100



Down -21%
Vs. Year Ago

Sold Vs. List Price

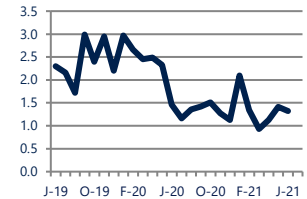
104.0%



Up 3.2%
Vs. Year Ago

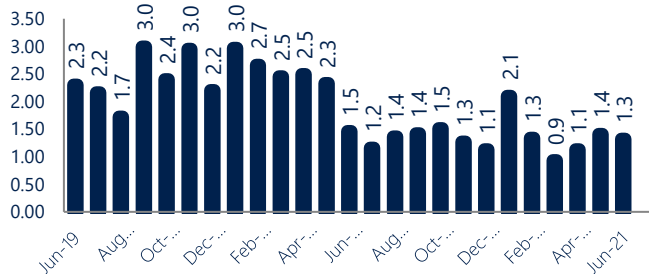
Months of Supply

1.3



Down -10%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

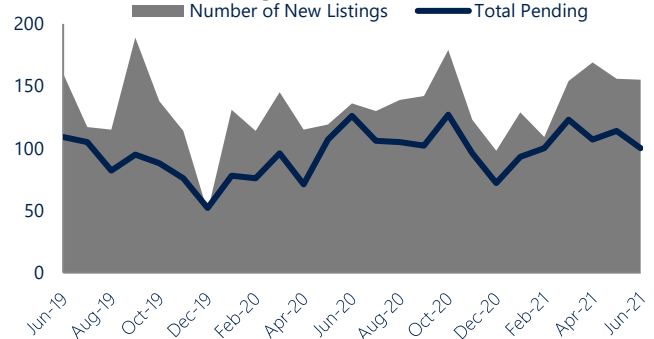
This month there were 155 homes newly listed for sale in Shepherd Park and Petworth compared to 136 in June 2020, an increase of 14%. There were 100 current contracts pending sale this June compared to 126 a year ago. The number of current contracts is 21% lower than last June.

Months of Supply

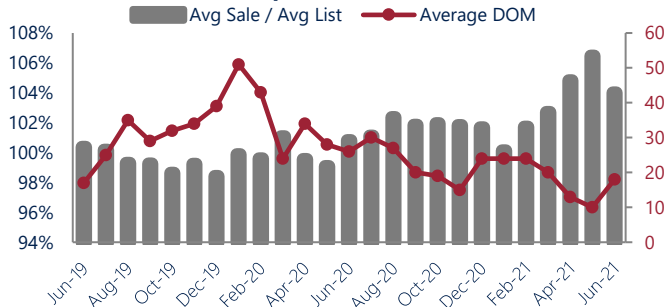
In June, there was 1.3 months of supply available in Shepherd Park and Petworth, compared to 1.5 in June 2020. That is a decrease of 9% versus a year ago.

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 June, the average sale price in Shepherd Park and Petworth was 104.0% of the average list price, which is 3.2% 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 26, a decrease of 31%.

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