



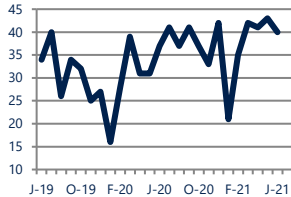
Focus On: Braddock Heights/Jefferson Park Housing Market

June 2021

Zip Code(s): 22302

Units Sold

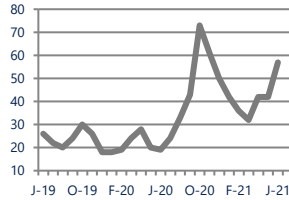
40



Up 8%
Vs. Year Ago

Active Inventory

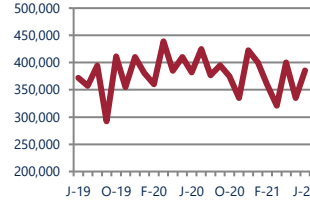
57



Up 200%
Vs. Year Ago

Median Sale Price

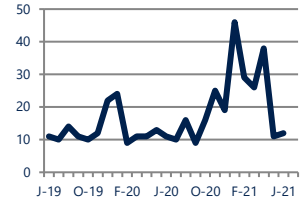
\$385,625



Up 1%
Vs. Year Ago

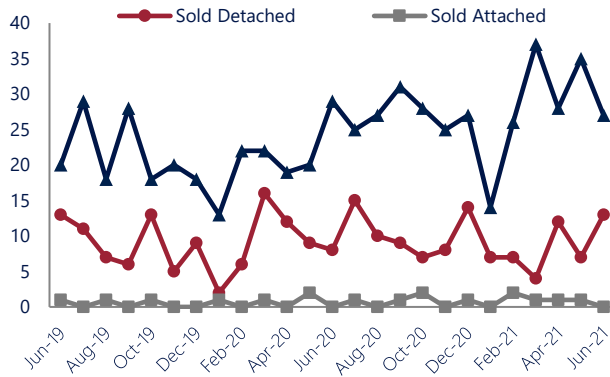
Days On Market

12



Up 9%
Vs. Year Ago

Units Sold*



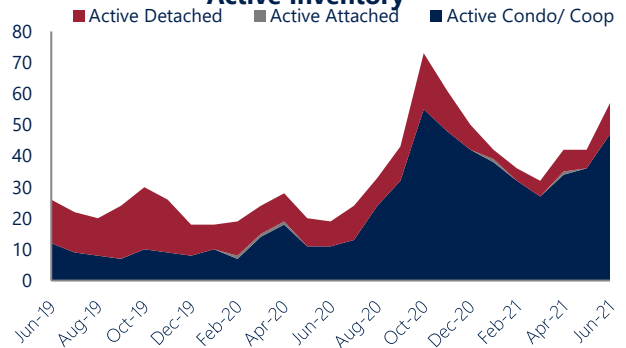
Units Sold

There was a decrease in total units sold in June, with 40 sold this month in Braddock Heights/Jefferson Park versus 43 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 8% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 200%. The total number of active inventory this June was 57 compared to 19 in June 2020. This month's total of 57 is higher than the previous month's total supply of available inventory of 42, an increase of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Braddock Heights/Jefferson Park Homes was \$382,000. This June, the median sale price was \$385,625, an increase of 1% or \$3,625 compared to last year. The current median sold price is 15% 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.

Braddock Heights/Jefferson Park are defined as properties listed in zip code/s 22302.

*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.





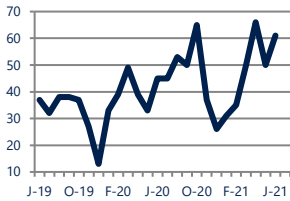
Focus On: Braddock Heights/Jefferson Park Housing Market

June 2021

Zip Code(s): 22302

New Listings

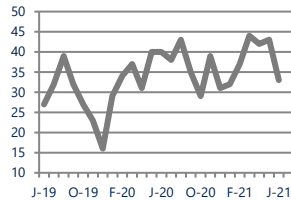
61



Up 36%
Vs. Year Ago

Current Contracts

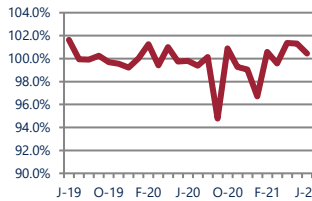
33



Down -18%
Vs. Year Ago

Sold Vs. List Price

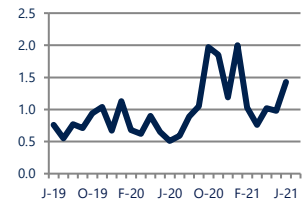
100.4%



Up 0.6%
Vs. Year Ago

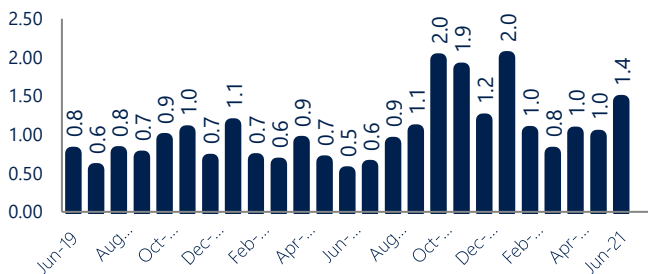
Months of Supply

1.4



Up 180%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

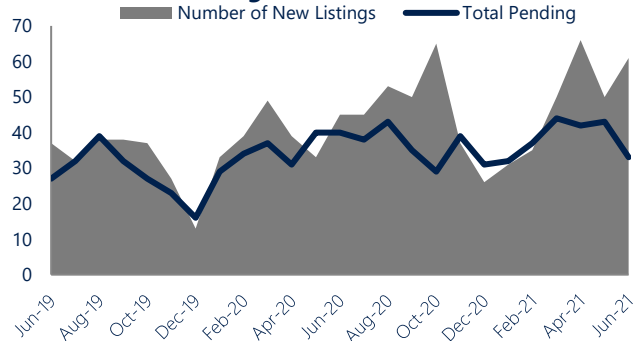
This month there were 61 homes newly listed for sale in Braddock Heights/Jefferson Park compared to 45 in June 2020, an increase of 36%. There were 33 current contracts pending sale this June compared to 40 a year ago. The number of current contracts is 18% lower than last June.

Months of Supply

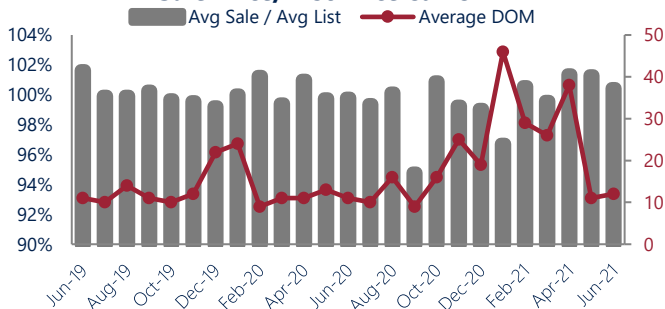
In June, there was 1.4 months of supply available in Braddock Heights/Jefferson Park, compared to 0.5 in June 2020. That is an increase of 178% versus a year ago.

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 Braddock Heights/Jefferson Park was 100.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 11, an increase of 9%.



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