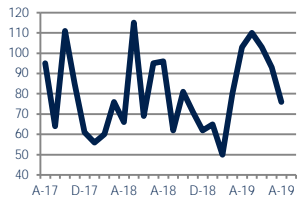


Zip Code(s): 20009

Units Sold

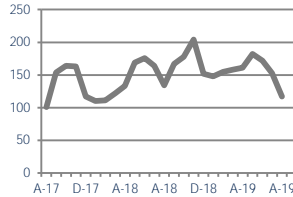
76



Down -21%
Vs. Year Ago

Active Inventory

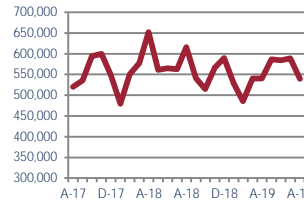
117



Down -13%
Vs. Year Ago

Median Sale Price

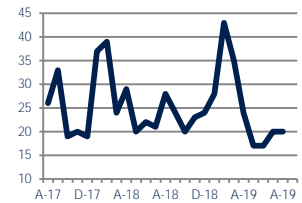
\$539,500



Down -12%
Vs. Year Ago

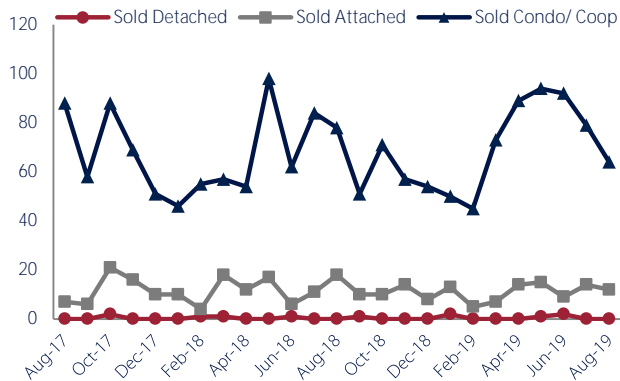
Days On Market

20



Down -29%
Vs. Year Ago

Units Sold*



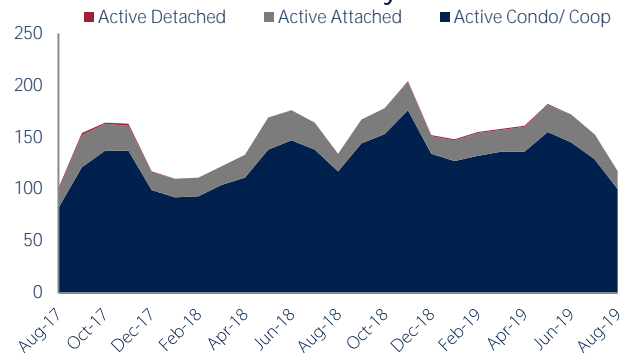
Units Sold

There was a decrease in total units sold in August, with 76 sold this month in Adams Morgan and U Street versus 93 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 21% versus August 2018.

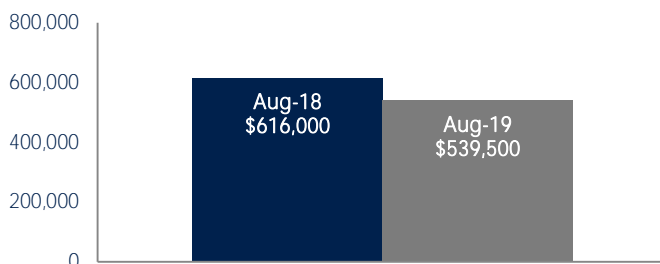
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 13%. The total number of active inventory this August was 117 compared to 134 in August 2018. This month's total of 117 is lower than the previous month's total supply of available inventory of 153, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Adams Morgan and U Street Homes was \$616,000. This August, the median sale price was \$539,500, a decrease of 12% or \$76,500 compared to last year. The current median sold price is 8% lower than in July.

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

Adams Morgan and U Street are defined as properties in zip code 20009

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE

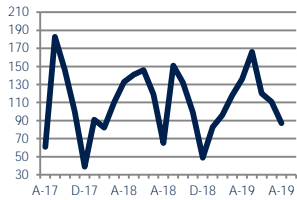




Zip Code(s): 20009

New Listings

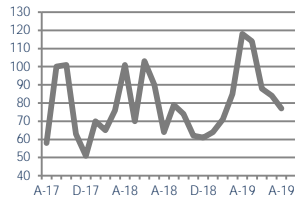
87



Up 34%
Vs. Year Ago

Current Contracts

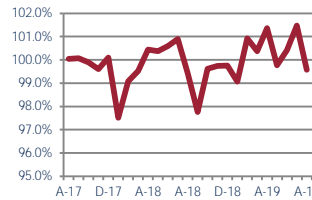
77



Up 20%
Vs. Year Ago

Sold Vs. List Price

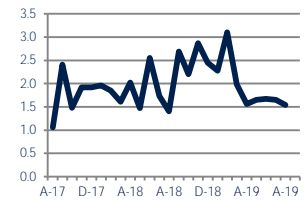
99.6%



No Change
Vs. Year Ago

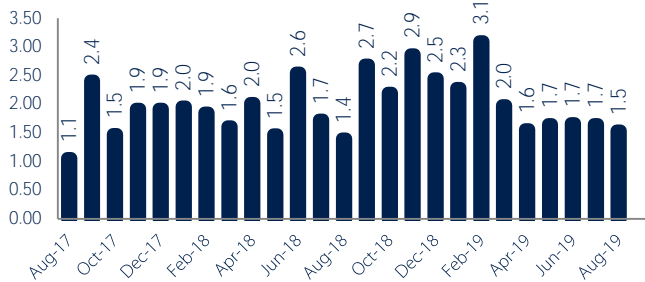
Months of Supply

1.5



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

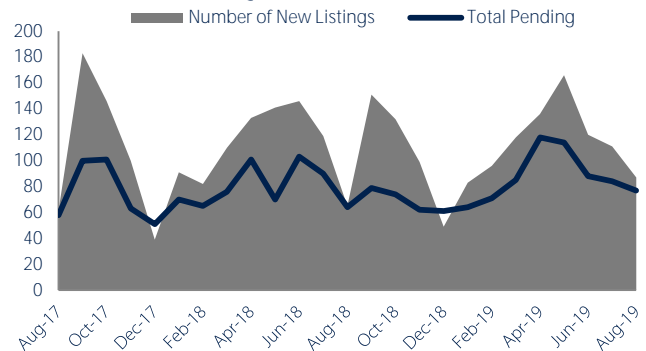
In August, there was 1.5 months of supply available in Adams Morgan and U Street, compared to 1.4 in August 2018. That is an increase of 10% versus a year ago.

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.

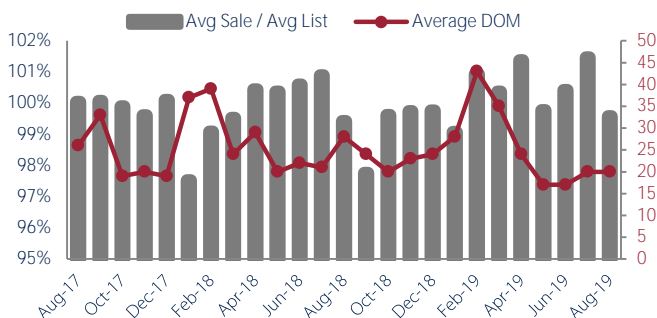
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Adams Morgan and U Street compared to 65 in August 2018, an increase of 34%. There were 77 current contracts pending sale this August compared to 64 a year ago. The number of current contracts is 20% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Adams Morgan and U Street was 99.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 28, a decrease of 29%.



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