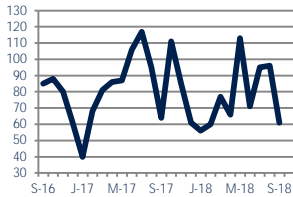


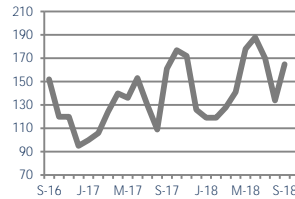
Zip Code(s): 20009

Units Sold
61



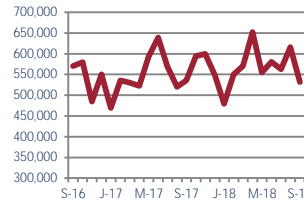
Down -5%
Vs. Year Ago

Active Inventory
165



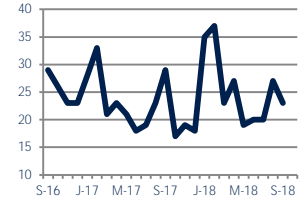
Up 2%
Vs. Year Ago

Median Sale Price
\$532,000



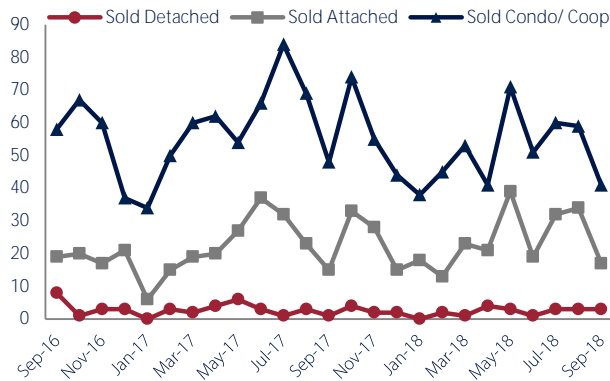
Down -1%
Vs. Year Ago

Days On Market
23



Down -21%
Vs. Year Ago

Units Sold*



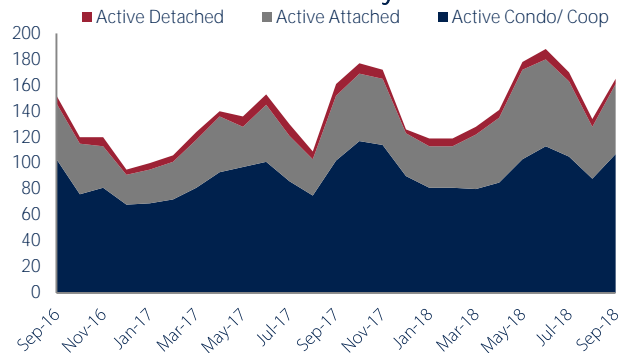
Units Sold

There was a decrease in total units sold in September, with 61 sold this month in Adams Morgan and U Street. This month's total units sold was lower than at this time last year.

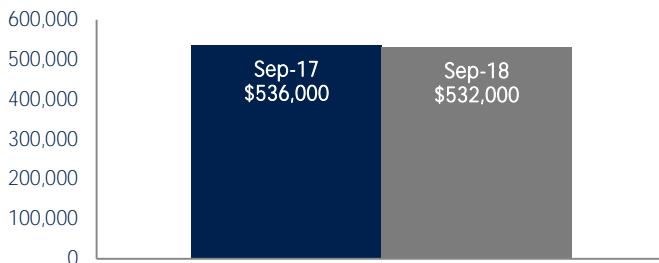
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 2%. The total number of active inventory this September was 165 compared to 161 in September 2017. This month's total of 165 is higher than the previous month's total supply of available inventory of 134, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Adams Morgan and U Street Homes was \$536,000. This September, the median sale price was \$532,000, a decrease of 1% or \$4,000 compared to last year. The current median sold price is 14% lower than in August.

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.

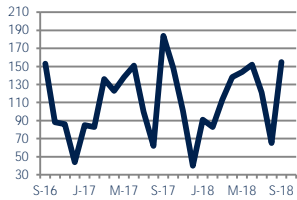
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 20009

New Listings

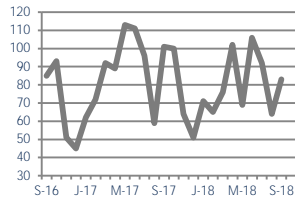
155



Down -16%
Vs. Year Ago

Current Contracts

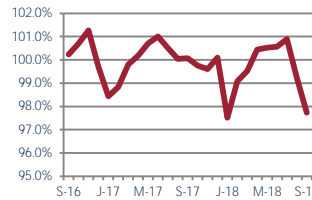
83



Down -18%
Vs. Year Ago

Sold Vs. List Price

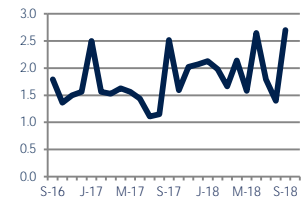
97.7%



Down -2.3%
Vs. Year Ago

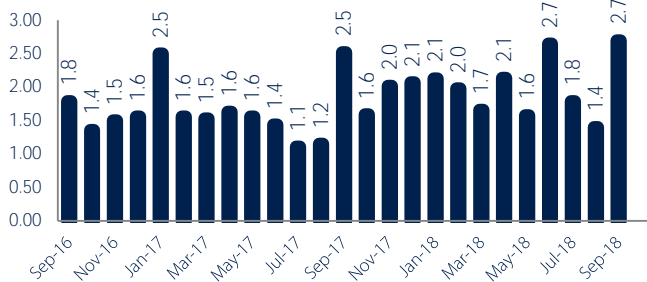
Months of Supply

2.7



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

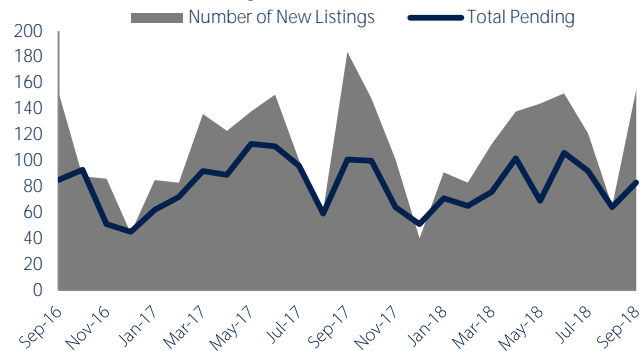
In September, there was 2.7 months of supply available in Adams Morgan and U Street, compared to 2.5 in September 2017. That is an increase of 8% versus a year ago.

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.

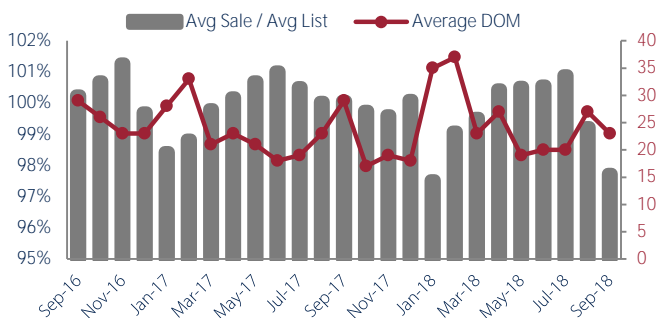
New Listings & Current Contracts

This month there were 155 homes newly listed for sale in Adams Morgan and U Street compared to 184 in September 2017, a decrease of 16%. There were 83 current contracts pending sale this September compared to 101 a year ago. The number of current contracts is 18% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Adams Morgan and U Street was 97.7% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 29, a decrease of 21%.



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