



The Long & Foster Market Minute™

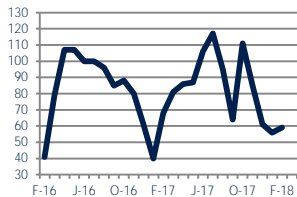
Focus On: Adams Morgan and U Street Housing Market

February 2018

Zip Code(s): 20009

Units Sold

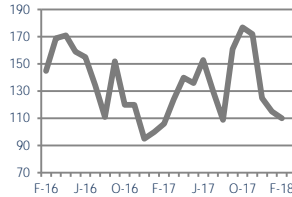
59



Down -13%
Vs. Year Ago

Active Inventory

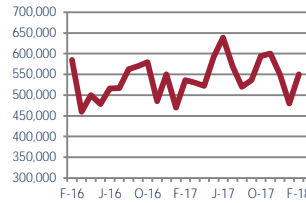
110



Up 4%
Vs. Year Ago

Median Sale Price

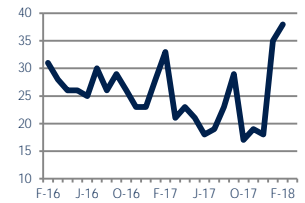
\$550,000



Up 3%
Vs. Year Ago

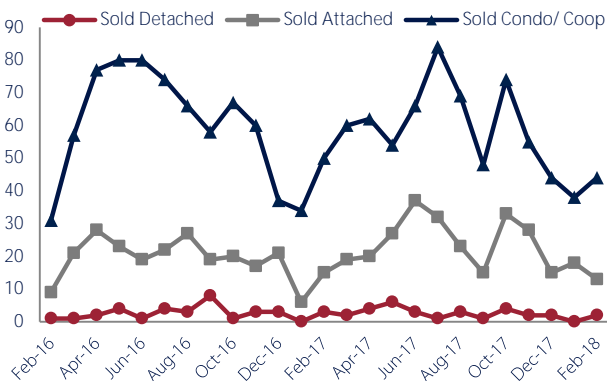
Days On Market

38



Up 15%
Vs. Year Ago

Units Sold*



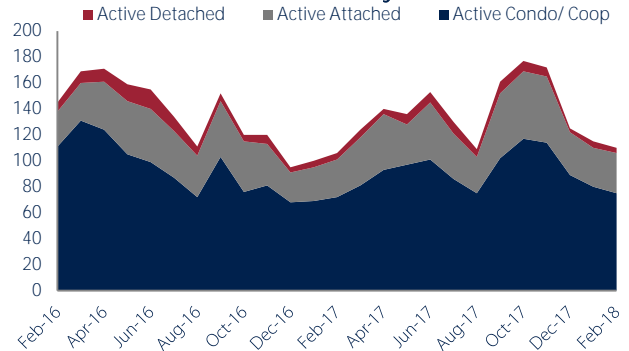
Units Sold

There was an increase in total units sold in February, with 59 sold this month in Adams Morgan and U Street versus 56 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 13% versus February 2017.

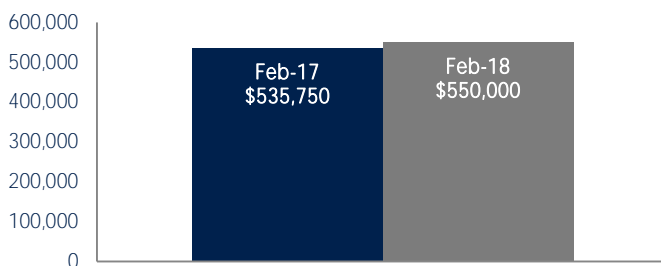
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 4%. The total number of active inventory this February was 110 compared to 106 in February 2017. This month's total of 110 is lower than the previous month's total supply of available inventory of 115, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Adams Morgan and U Street Homes was \$535,750. This February, the median sale price was \$550,000, an increase of 3% or \$14,250 compared to last year. The current median sold price is 15% higher than in January.

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.



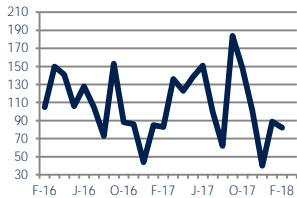
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20009

New Listings

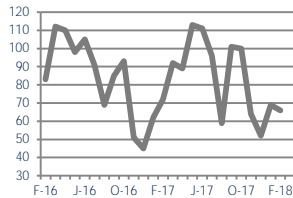
82



Down -1%
Vs. Year Ago

Current Contracts

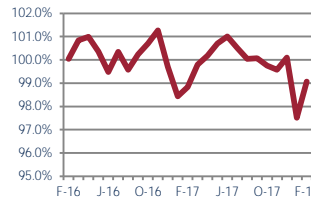
66



Down -8%
Vs. Year Ago

Sold Vs. List Price

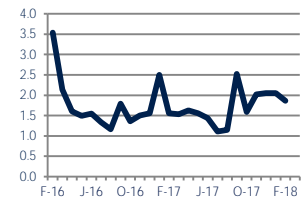
99.1%



No Change
Vs. Year Ago

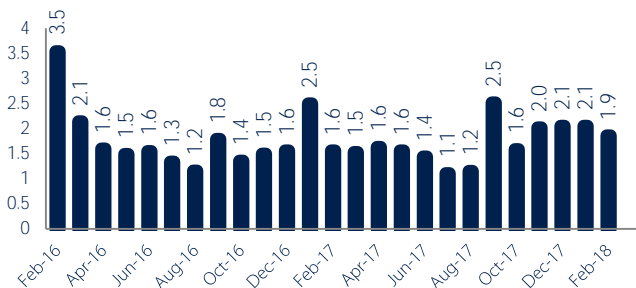
Months of Supply

1.9



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

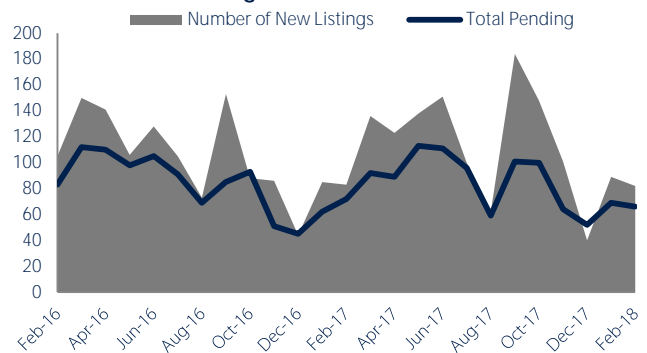
In February, there was 1.9 months of supply available in Adams Morgan and U Street, compared to 1.6 in February 2017. That is an increase of 20% versus a year ago.

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.

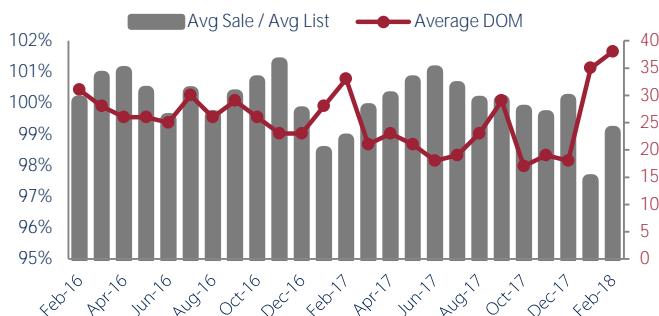
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Adams Morgan and U Street compared to 83 in February 2017, a decrease of 1%. There were 66 current contracts pending sale this February compared to 72 a year ago. The number of current contracts is 8% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Adams Morgan and U Street was 99.1% 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 38, higher than the average last year, which was 33, an increase of 15%.



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