

THE LONG & FOSTER MARKET MINUTE™

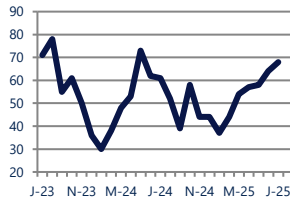
FOCUS ON: **ADAMS MORGAN AND U STREET HOUSING MARKET**

JULY 2025

Zip Code(s): 20009

Units Sold

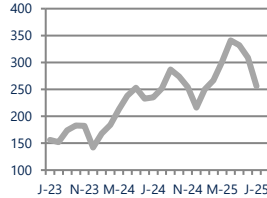
68



Up 11%
Vs. Year Ago

Active Inventory

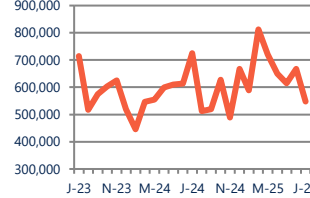
256



Up 9%
Vs. Year Ago

Median Sale Price

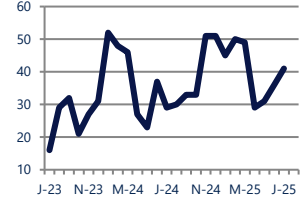
\$547,500



Down -24%
Vs. Year Ago

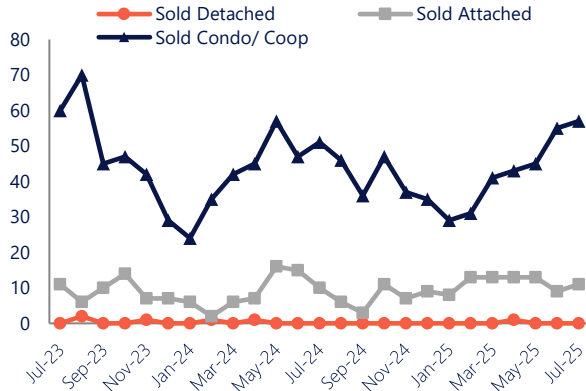
Days On Market

41



Up 41%
Vs. Year Ago

Units Sold*



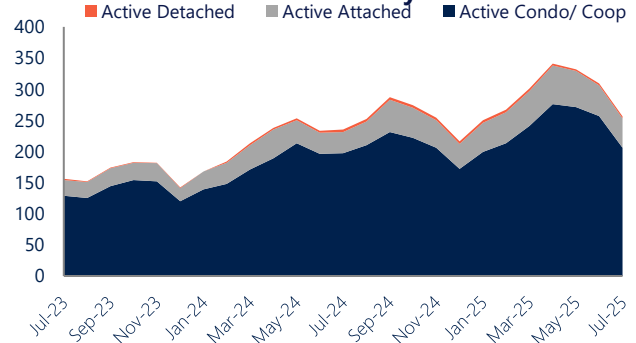
Units Sold

There was an increase in total units sold in July, with 68 sold this month in Adams Morgan and U Street versus 64 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2024.

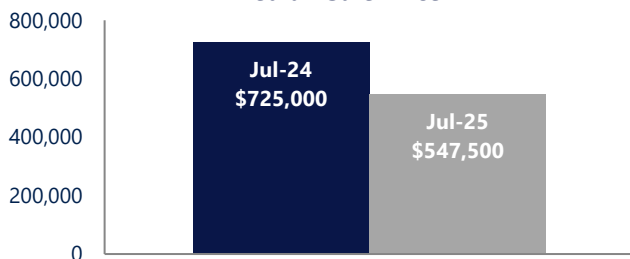
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 9%. The total number of active inventory this July was 256 compared to 235 in July 2024. This month's total of 256 is lower than the previous month's total supply of available inventory of 309, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Adams Morgan and U Street Homes was \$725,000. This July, the median sale price was \$547,500, a decrease of 24% or \$177,500 compared to last year. The current median sold price is 18% lower than in June.

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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

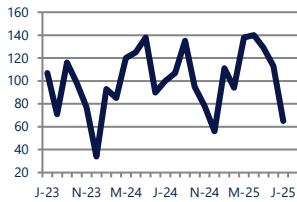
FOCUS ON: **ADAMS MORGAN AND U STREET HOUSING MARKET**

JULY 2025

Zip Code(s): 20009

New Listings

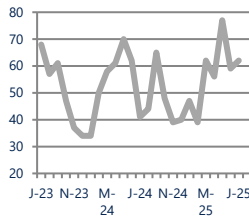
65



Down -35%
Vs. Year Ago

Current Contracts

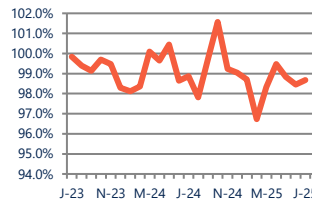
62



Up 51%
Vs. Year Ago

Sold Vs. List Price

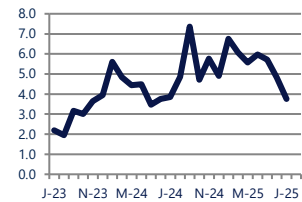
98.7%



No Change
Vs. Year Ago

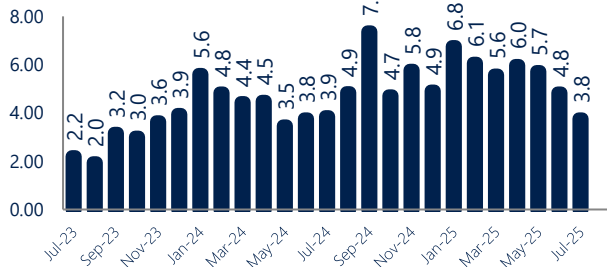
Months of Supply

3.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

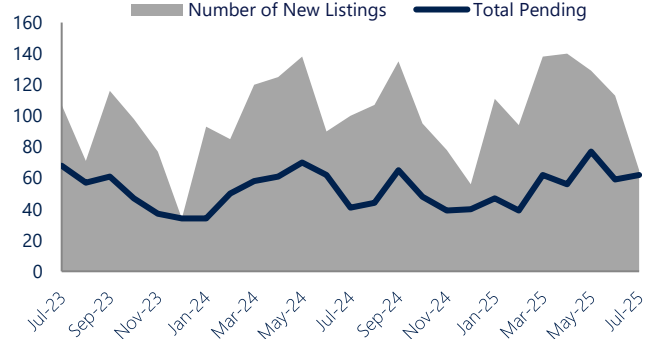
In July, there was 3.8 months of supply available in Adams Morgan and U Street. The amount of supply is similar compared to a year ago.

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.

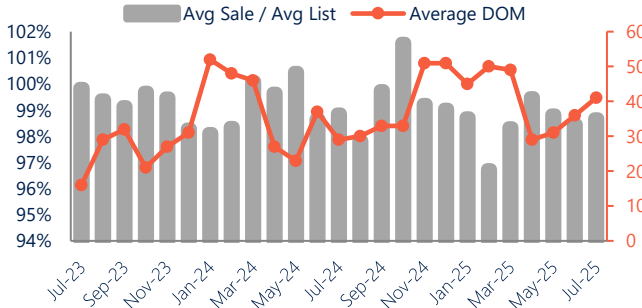
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Adams Morgan and U Street compared to 100 in July 2024, a decrease of 35%. There were 62 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 51% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Adams Morgan and U Street was 98.7% 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 41, higher than the average last year, which was 29, an increase of 41%.

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.