



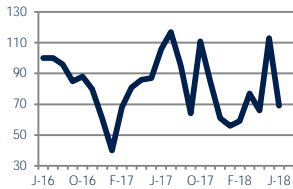
# The Long & Foster Market Minute™

Focus On: Adams Morgan and U Street Housing Market

June 2018

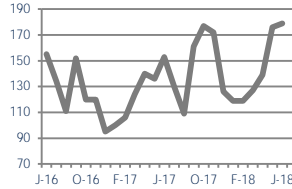
Zip Code(s): 20009

**Units Sold**  
69



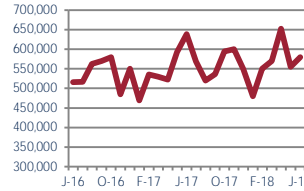
Down -35%  
Vs. Year Ago

**Active Inventory**  
179



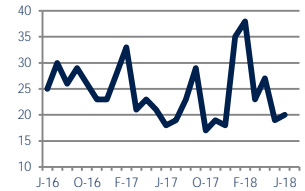
Up 17%  
Vs. Year Ago

**Median Sale Price**  
\$580,000



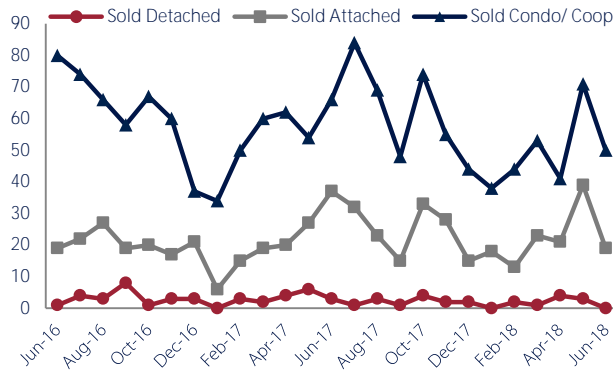
Down -9%  
Vs. Year Ago

**Days On Market**  
20



Up 11%  
Vs. Year Ago

## Units Sold\*



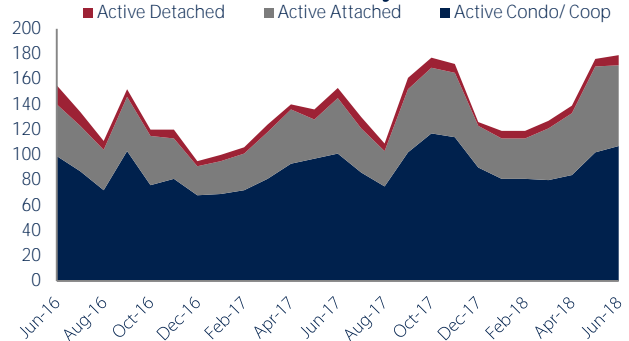
## Units Sold

There was a decrease in total units sold in June, with 69 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 26 units or 17%. The total number of active inventory this June was 179 compared to 153 in June 2017. This month's total of 179 is higher than the previous month's total supply of available inventory of 176, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Adams Morgan and U Street Homes was \$638,750. This June, the median sale price was \$580,000, a decrease of 9% or \$58,750 compared to last year. The current median sold price is 5% 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.



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

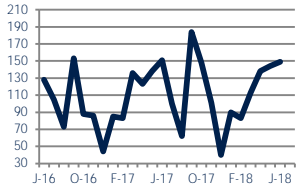




Zip Code(s): 20009

### New Listings

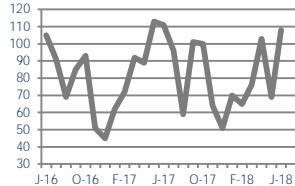
149



Down -1%  
Vs. Year Ago

### Current Contracts

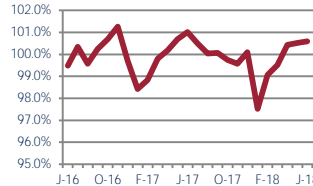
108



Down -3%  
Vs. Year Ago

### Sold Vs. List Price

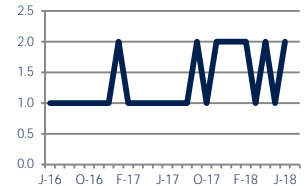
100.6%



No Change  
Vs. Year Ago

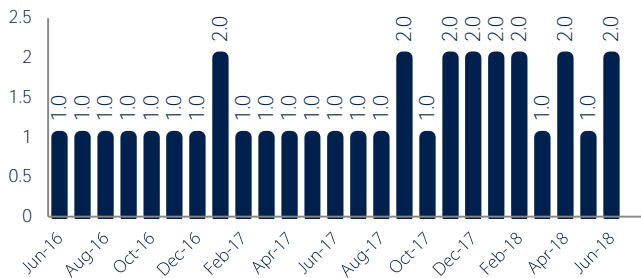
### Months of Supply

2.0



Up 100%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

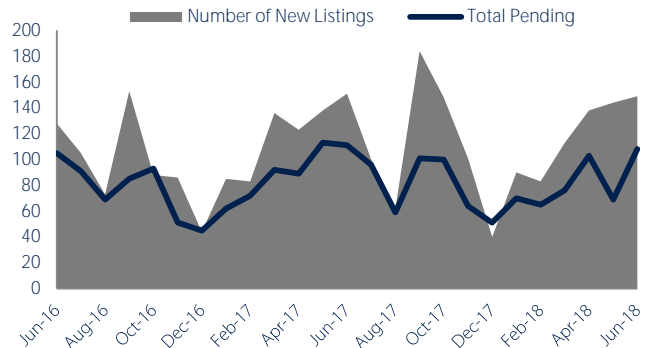
In June, there was 2.6 months of supply available in Adams Morgan and U Street, compared to 1.4 in June 2017. That is an increase of 80% versus a year ago.

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.

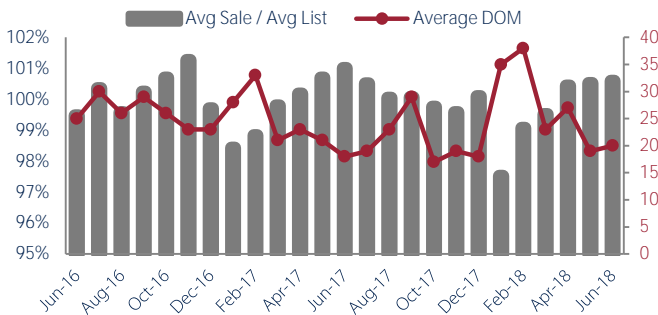
### New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Adams Morgan and U Street compared to 151 in June 2017, a decrease of 1%. There were 108 current contracts pending sale this June compared to 111 a year ago. The number of current contracts is 3% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Adams Morgan and U Street was 100.6% 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, higher than the average last year, which was 18, an increase of 11%.



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.

