



The Long & Foster Market Minute™

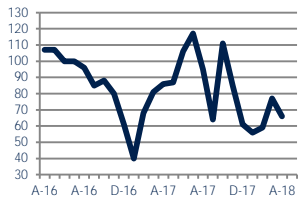
Focus On: Adams Morgan and U Street Housing Market

April 2018

Zip Code(s): 20009

Units Sold

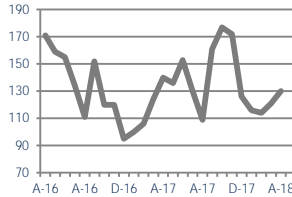
66



Down -23%
Vs. Year Ago

Active Inventory

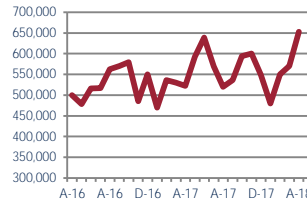
130



Down -7%
Vs. Year Ago

Median Sale Price

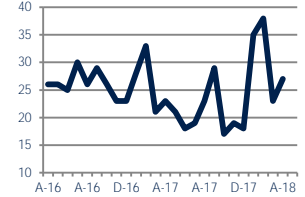
\$652,500



Up 25%
Vs. Year Ago

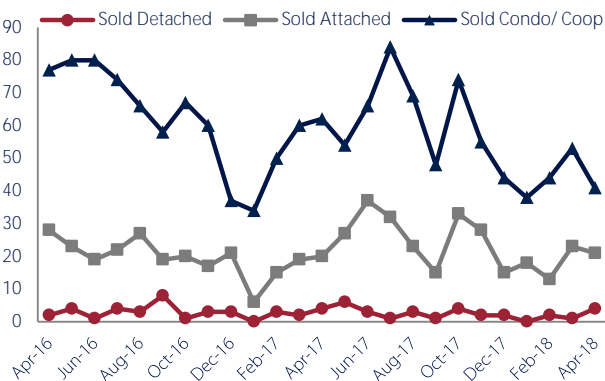
Days On Market

27



Up 17%
Vs. Year Ago

Units Sold*



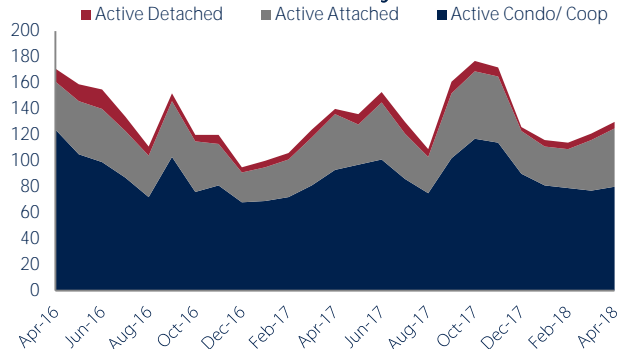
Units Sold

There was a decrease in total units sold in April, with 66 sold this month in Adams Morgan and U Street versus 77 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 23% versus April 2017.

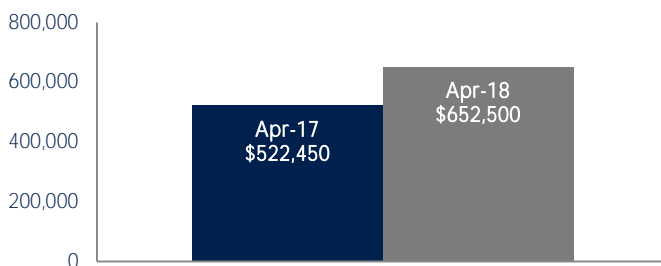
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 7%. The total number of active inventory this April was 130 compared to 140 in April 2017. This month's total of 130 is higher than the previous month's total supply of available inventory of 121, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Adams Morgan and U Street Homes was \$522,450. This April, the median sale price was \$652,500, an increase of 25% or \$130,050 compared to last year. The current median sold price is 14% higher than in March.

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.

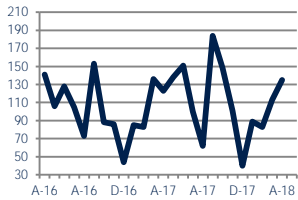
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Zip Code(s): 20009

New Listings

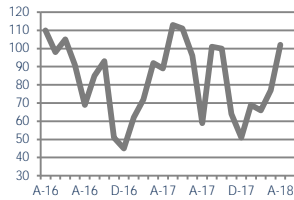
135



Up 10%
Vs. Year Ago

Current Contracts

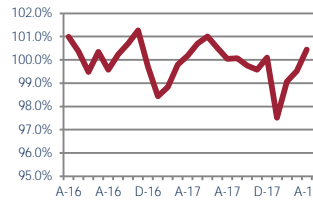
102



Up 15%
Vs. Year Ago

Sold Vs. List Price

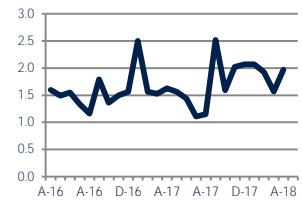
100.4%



No Change
Vs. Year Ago

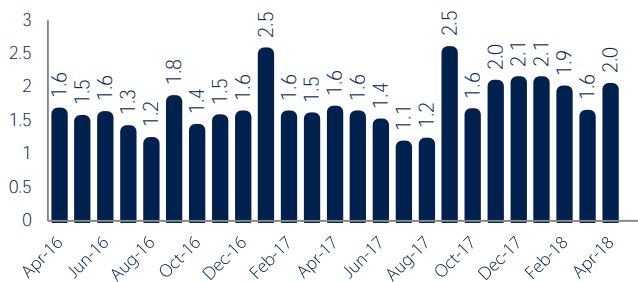
Months of Supply

2.0



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

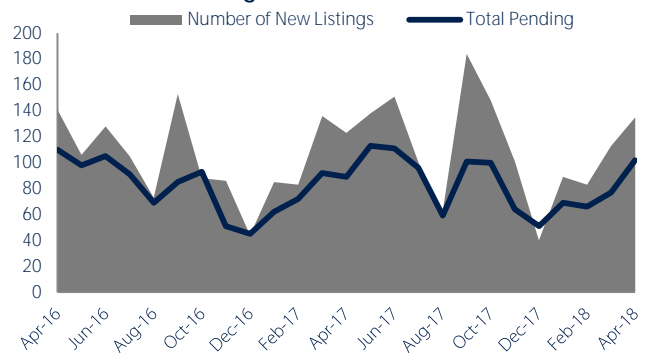
In April, there was 2.0 months of supply available in Adams Morgan and U Street, compared to 1.6 in April 2017. That is an increase of 21% versus a year ago.

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.

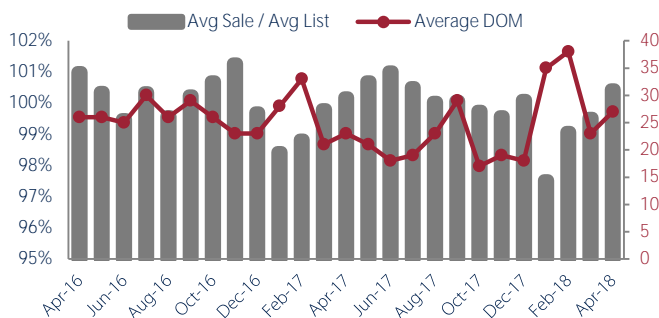
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Adams Morgan and U Street compared to 123 in April 2017, an increase of 10%. There were 102 current contracts pending sale this April compared to 89 a year ago. The number of current contracts is 15% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Adams Morgan and U Street was 100.4% 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 27, higher than the average last year, which was 23, an increase of 17%.



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