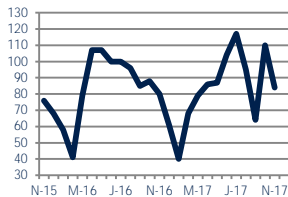


Zip Code(s): 20009

Units Sold

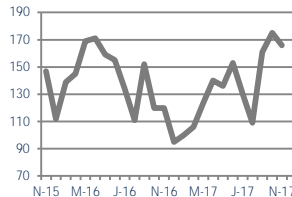
84



Up 5%
Vs. Year Ago

Active Inventory

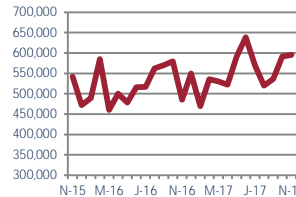
166



Up 38%
Vs. Year Ago

Median Sale Price

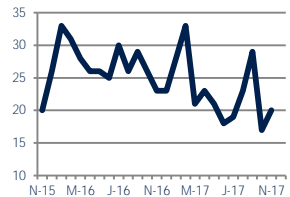
\$595,000



Up 23%
Vs. Year Ago

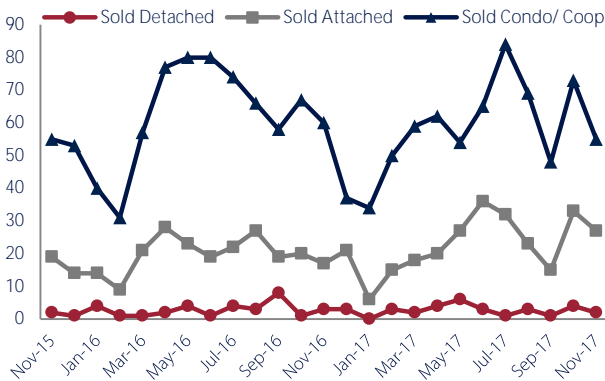
Days On Market

20



Down -13%
Vs. Year Ago

Units Sold*



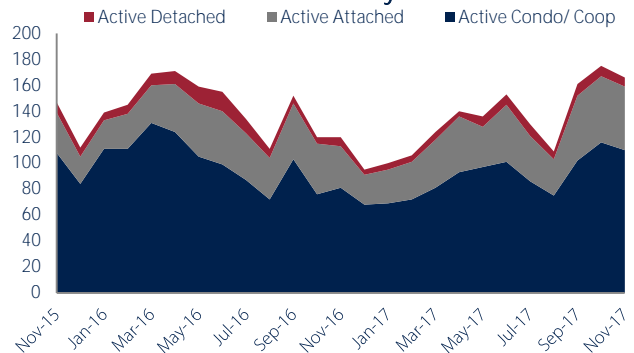
Units Sold

There was a decrease in total units sold in November, with 84 sold this month in Adams Morgan and U Street versus 110 last month, a decrease of 24%. This month's total units sold was higher than at this time last year, an increase of 5% versus November 2016.

Active Inventory

Versus last year, the total number of homes available this month is higher by 46 units or 38%. The total number of active inventory this November was 166 compared to 120 in November 2016. This month's total of 166 is lower than the previous month's total supply of available inventory of 175, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Adams Morgan and U Street Homes was \$485,000. This November, the median sale price was \$595,000, an increase of 23% or \$110,000 compared to last year. The current median sold price is 1% higher than in October.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

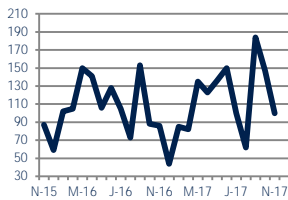
Focus On: Adams Morgan and U Street Housing Market

November 2017

Zip Code(s): 20009

New Listings

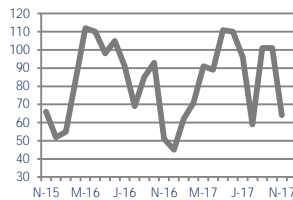
100



Up 16%
Vs. Year Ago

Current Contracts

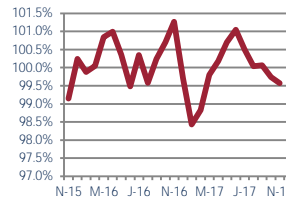
64



Up 25%
Vs. Year Ago

Sold Vs. List Price

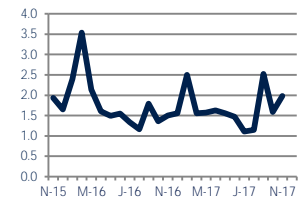
99.6%



Down -1.7%
Vs. Year Ago

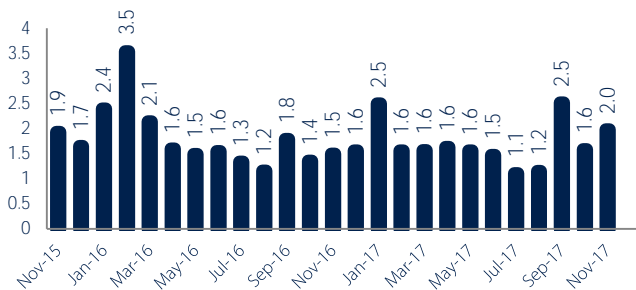
Months of Supply

2.0



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

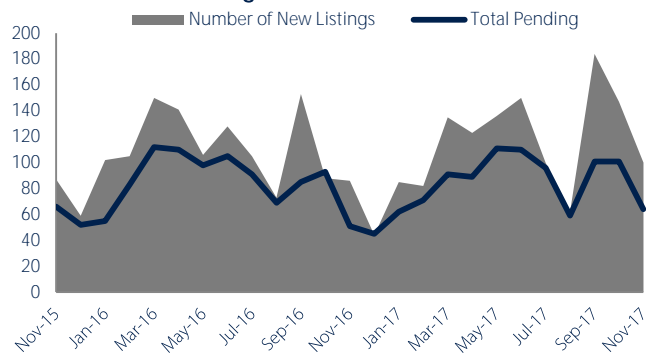
In November, there was 2.0 months of supply available in Adams Morgan and U Street, compared to 1.5 in November 2016. That is an increase of 32% versus a year ago.

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.

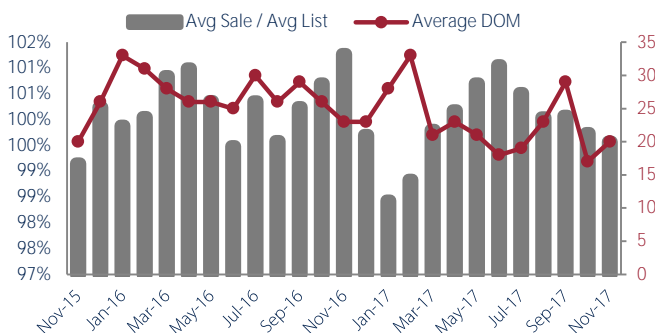
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Adams Morgan and U Street compared to 86 in November 2016, an increase of 16%. There were 64 current contracts pending sale this November compared to 51 a year ago. The number of current contracts is 25% higher than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Adams Morgan and U Street was 99.6% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 23, a decrease of 13%.