

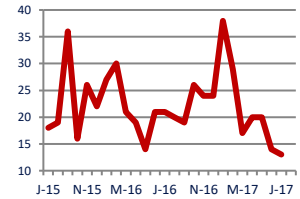
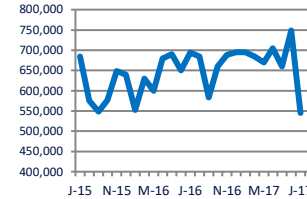
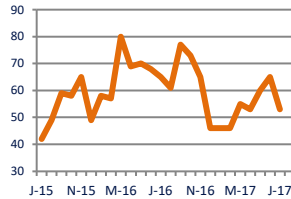
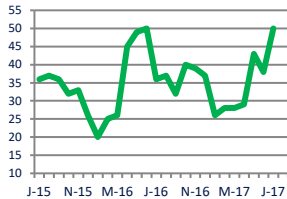


Focus On: Columbia Heights and Mt. Pleasant Housing Market

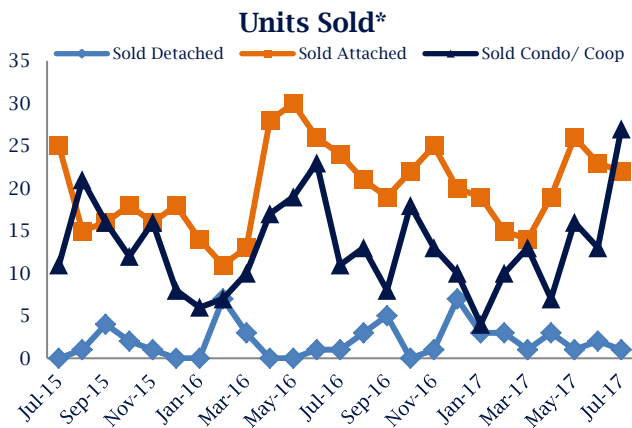
July 2017

Zip Code(s): 20010

Units Sold 50	Active Inventory 53	Median Sale Price \$545,000	Days On Market 13
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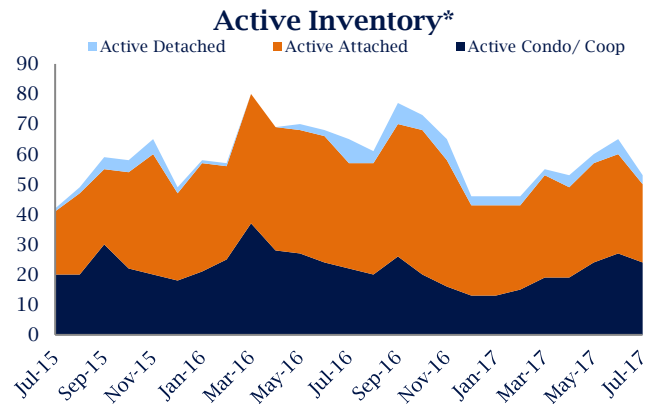


Up Vs. Year Ago	Down -18% Vs. Year Ago	Down -22% Vs. Year Ago	Down -38% Vs. Year Ago
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Units Sold

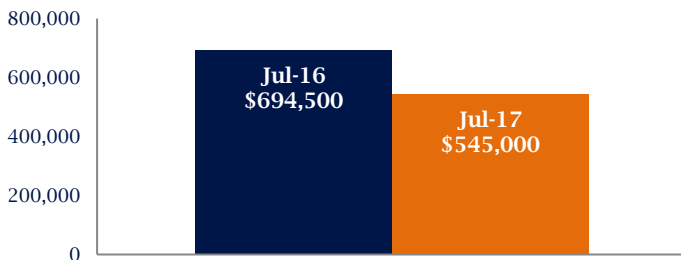
There was an increase in total units sold in July, with 50 sold this month in Columbia Heights and Mt. Pleasant. This month's total units sold was higher than at this time last year.



Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 18%. The total number of active inventory this July was 53 compared to 65 in July 2016. This month's total of 53 is lower than the previous month's total supply of available inventory of 65, a decrease of 18%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$694,500. This July, the median sale price was \$545,000, a decrease of \$149,500 compared to last year. The current median sold price is 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.

Columbia Heights and Mt. Pleasant are defined as properties in zip code 20010.

*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.



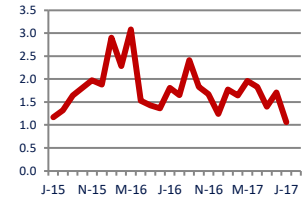
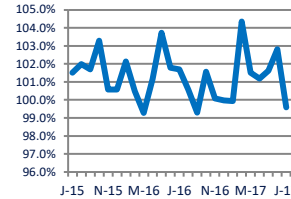
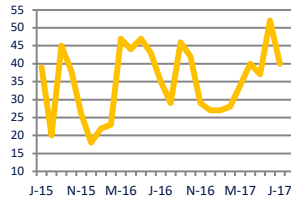
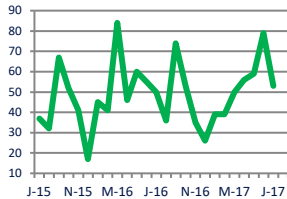


Focus On: Columbia Heights and Mt. Pleasant Housing Market

July 2017

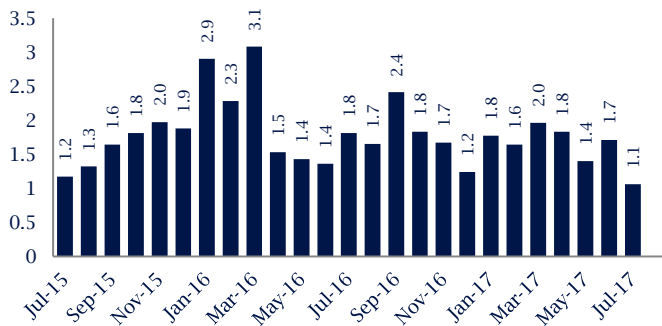
Zip Code(s): 20010

New Listings 53	Current Contracts 40	Sold Vs. List Price 99.6%	Months of Supply 1.1
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Up 6% Vs. Year Ago	Up 14% Vs. Year Ago	Down -2.1% Vs. Year Ago	Down -41% Vs. Year Ago
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Months Of Supply



Months of Supply

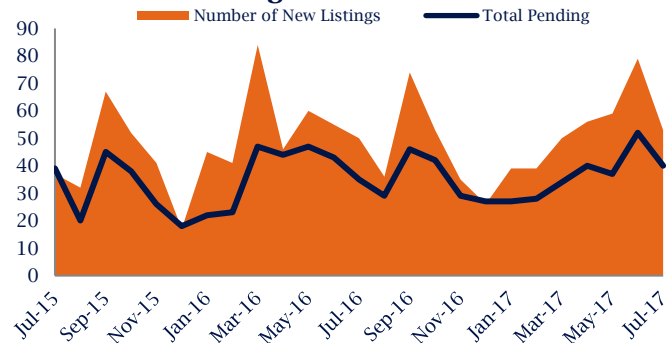
In July, there was 1.1 months of supply available in Columbia Heights and Mt. Pleasant, compared to 1.8 in July 2016. That is a decrease of 41% versus a year ago.

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.

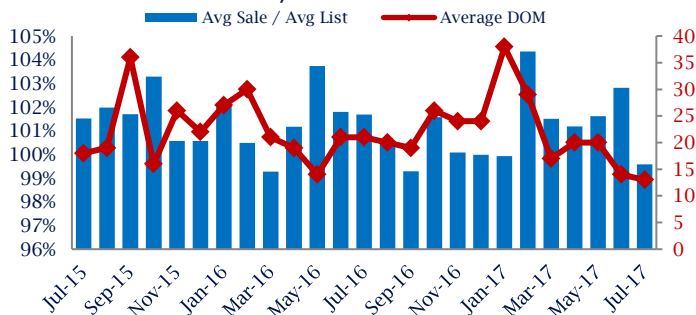
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 50 in July 2016, an increase of 6%. There were 40 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 14% 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 Columbia Heights and Mt. Pleasant was 99.6% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 21, a decrease of 38%.

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