



The Long & Foster Market Minute™

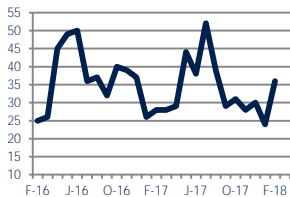
Focus On: Columbia Heights and Mt. Pleasant Housing Market

February 2018

Zip Code(s): 20010

Units Sold

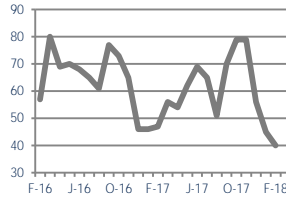
36



Up
Vs. Year Ago

Active Inventory

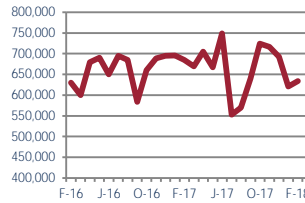
40



Down -15%
Vs. Year Ago

Median Sale Price

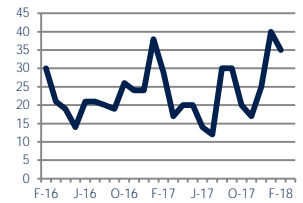
\$634,000



Down -7%
Vs. Year Ago

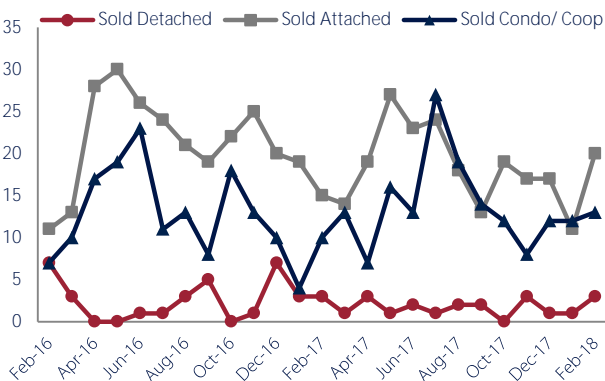
Days On Market

35



Up 21%
Vs. Year Ago

Units Sold*



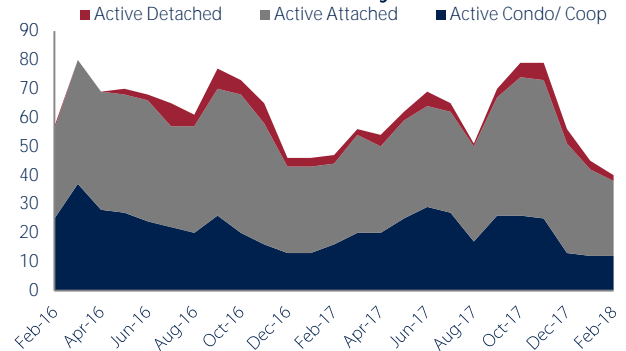
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 36 sold this month in Columbia Heights and Mt. Pleasant. This month's total units sold was higher than at this time last year, an increase from February 2017.

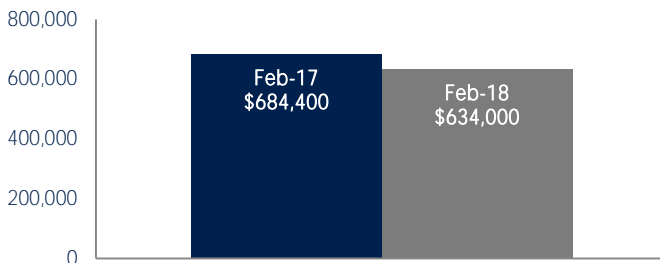
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 15%. The total number of active inventory this February was 40 compared to 47 in February 2017. This month's total of 40 is lower than the previous month's total supply of available inventory of 45, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$684,400. This February, the median sale price was \$634,000, a decrease of 7% or \$50,400 compared to last year. The current median sold price is 2% higher than in January.

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.

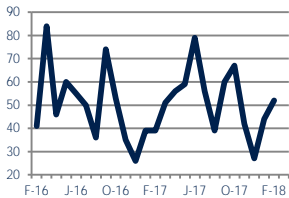
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20010

New Listings

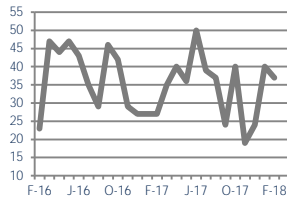
52



Up 33%
Vs. Year Ago

Current Contracts

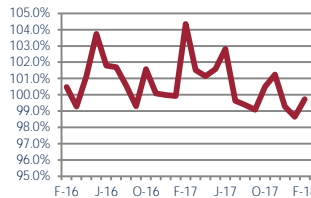
37



Up 37%
Vs. Year Ago

Sold Vs. List Price

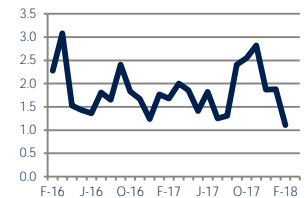
99.7%



Down -4.4%
Vs. Year Ago

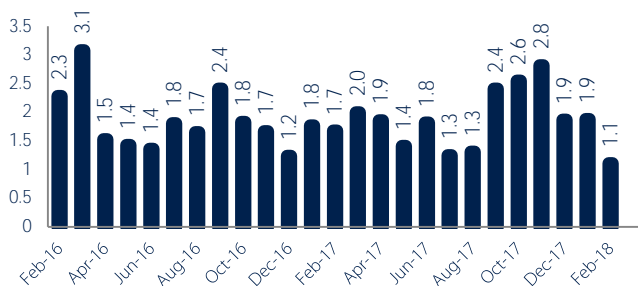
Months of Supply

1.1



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

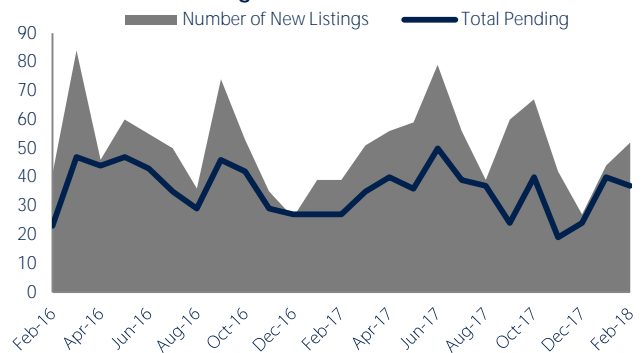
In February, there was 1.1 months of supply available in Columbia Heights and Mt. Pleasant, compared to 1.7 in February 2017. That is a decrease of 34% versus a year ago.

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.

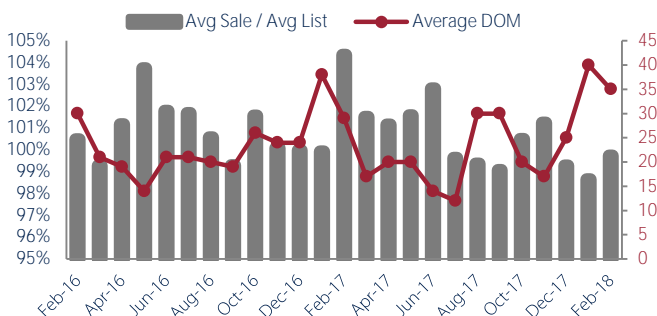
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 39 in February 2017, an increase of 33%. There were 37 current contracts pending sale this February compared to 27 a year ago. The number of current contracts is 37% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Columbia Heights and Mt. Pleasant was 99.7% of the average list price, which is 4.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 29, an increase of 21%.



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