



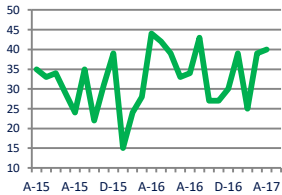
Focus On: Logan Circle and Dupont Housing Market

April 2017

Zip Code(s): 20005 and 20036

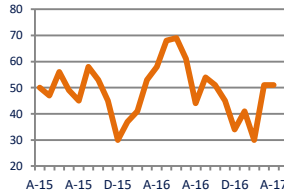
Units Sold

40



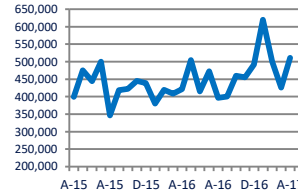
Active Inventory

51



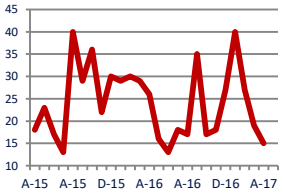
Median Sale Price

\$510,800



Days On Market

15



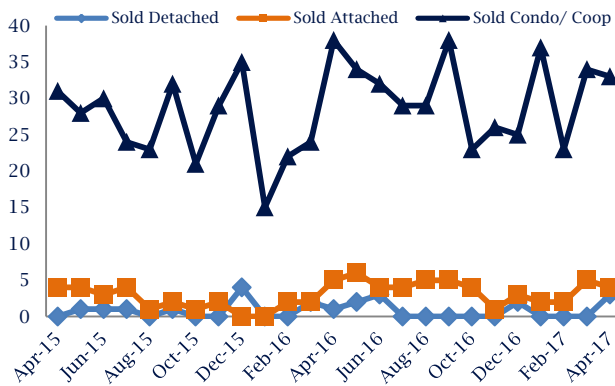
Down -9%
Vs. Year Ago

Down -12%
Vs. Year Ago

Up 21%
Vs. Year Ago

Down -42%
Vs. Year Ago

Units Sold*



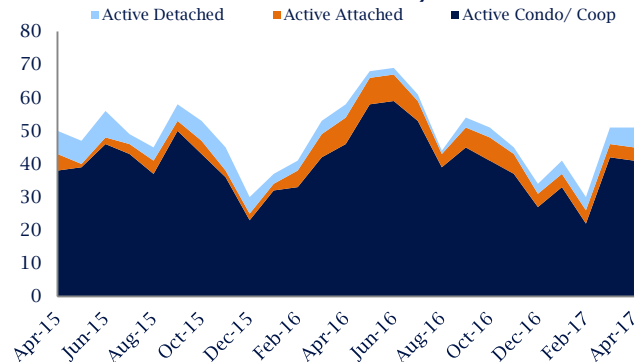
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Logan Circle and Dupont versus 39 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2016.

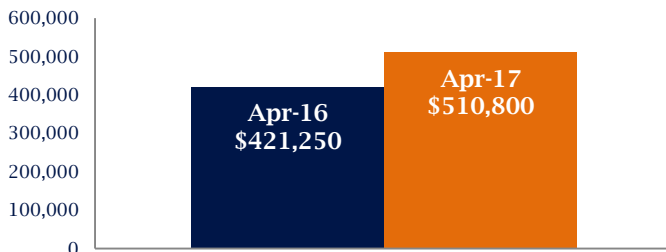
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 12%. The total number of active inventory this April was 51 compared to 58 in April 2016. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Logan Circle and Dupont Homes was \$421,250. This April, the median sale price was \$510,800, an increase of 21% or \$89,550 compared to last year. The current median sold price is 20% 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.

Logan Circle and Dupont are defined as properties in zip codes 20005 and 20036.

*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.





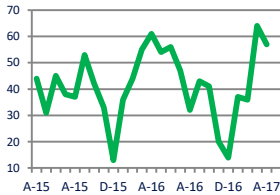
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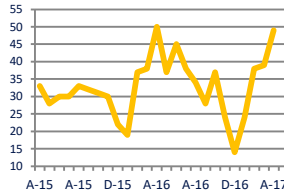
New Listings

57



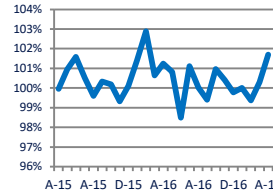
Current Contracts

49



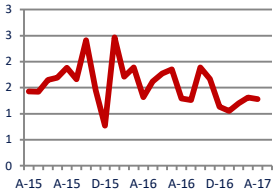
Sold Vs. List Price

101.7%



Months of Supply

1.3



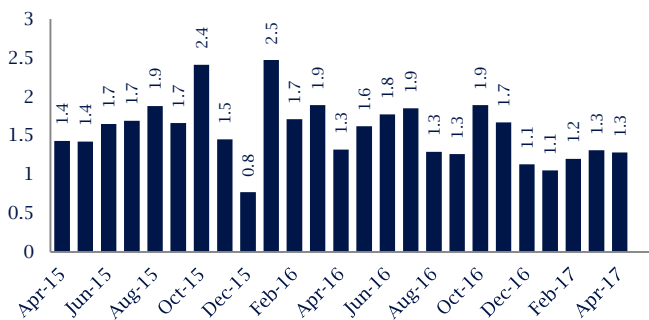
Down -7%
Vs. Year Ago

Down -2%
Vs. Year Ago

No Change
Vs. Year Ago

No Change
Vs. Year Ago

Months Of Supply



Months of Supply

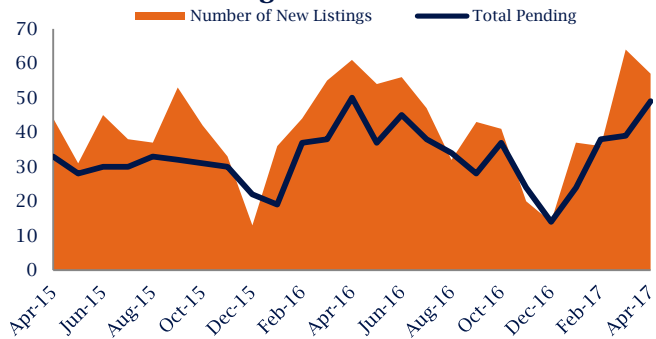
In April, there was 1.3 months of supply available in Logan Circle and Dupont. The amount of supply is similar compared to a year ago.

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.

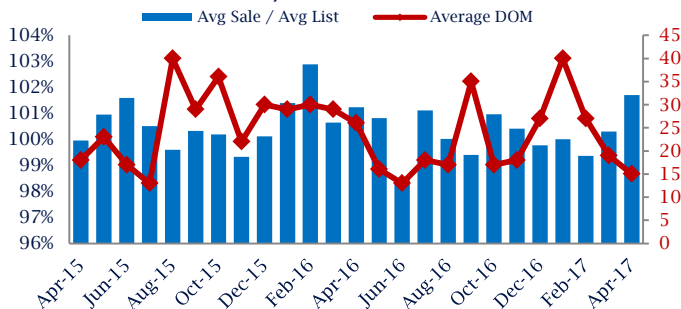
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Logan Circle and Dupont compared to 61 in April 2016, a decrease of 7%. There were 49 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 2% lower 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 Logan Circle and Dupont was 101.7% 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 15, lower than the average last year, which was 26, a decrease of 42%.

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