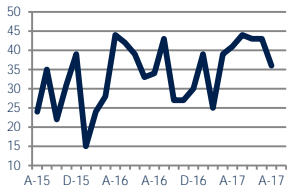


Focus On: Logan Circle and Dupont Housing Market

August 2017

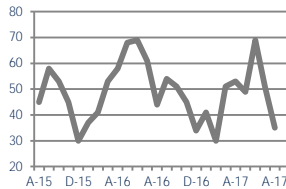
Zip Code(s): 20005 and 20036

Units Sold
36



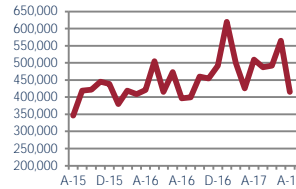
Up 6%
Vs. Year Ago

Active Inventory
35



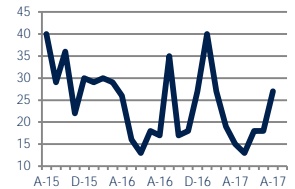
Down -20%
Vs. Year Ago

Median Sale Price
\$415,000

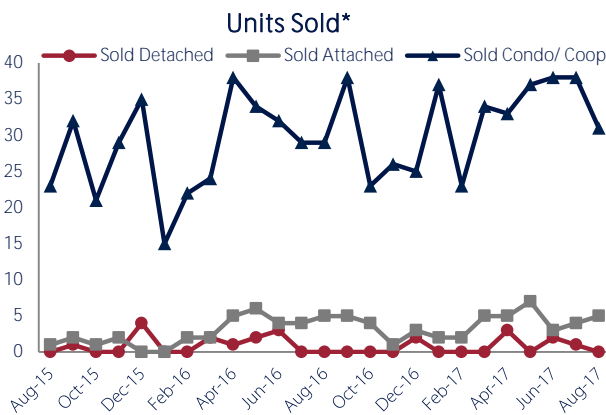


Up
Vs. Year Ago

Days On Market
27



Up
Vs. Year Ago

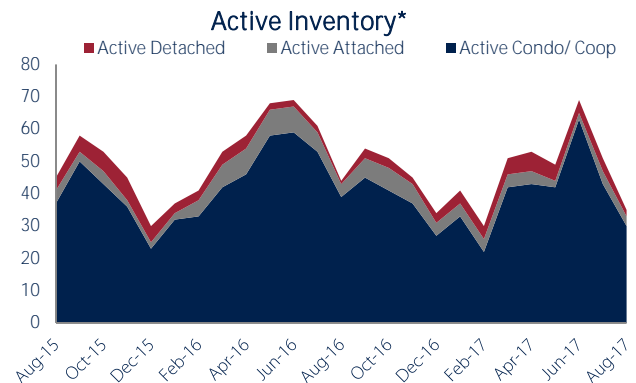


Units Sold

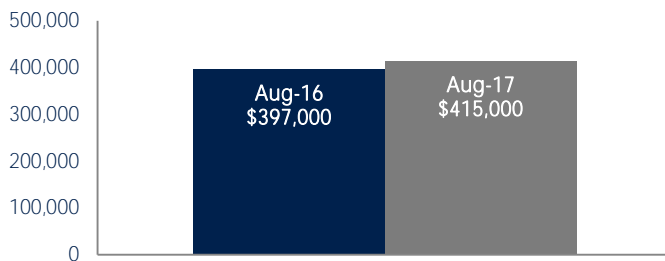
There was a decrease in total units sold in August, with 36 sold this month in Logan Circle and Dupont versus 43 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 6% versus August 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 20%. The total number of active inventory this August was 35 compared to 44 in August 2016. This month's total of 35 is lower than the previous month's total supply of available inventory of 51, a decrease of 31%.



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last August, the median sale price for Logan Circle and Dupont Homes was \$397,000. This August, the median sale price was \$415,000, an increase of \$18,000 compared to last year. The current median sold price is lower than in July.

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



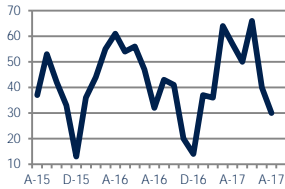
Focus On: Logan Circle and Dupont Housing Market

August 2017

Zip Code(s): 20005 and 20036

New Listings

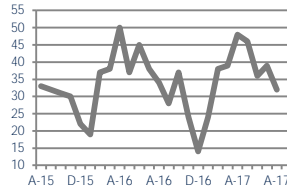
30



Down -6%
Vs. Year Ago

Current Contracts

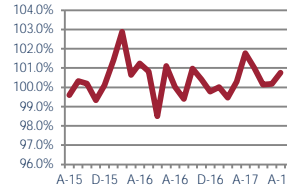
32



Down -6%
Vs. Year Ago

Sold Vs. List Price

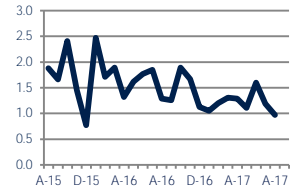
100.8%



Up 0.7%
Vs. Year Ago

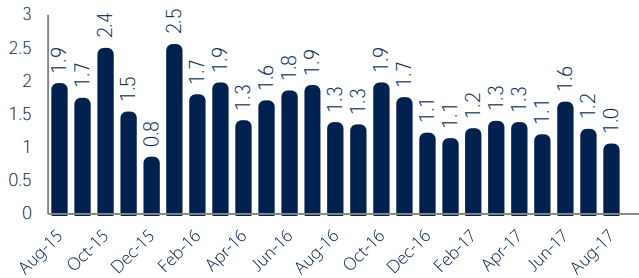
Months of Supply

1.0



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

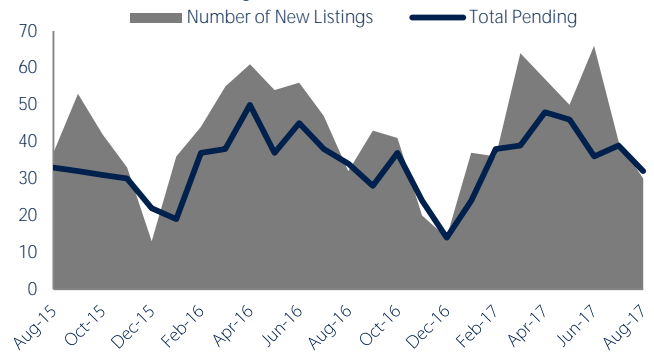
In August, there was 1.0 months of supply available in Logan Circle and Dupont, compared to 1.3 in August 2016. That is a decrease of 25% versus a year ago.

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.

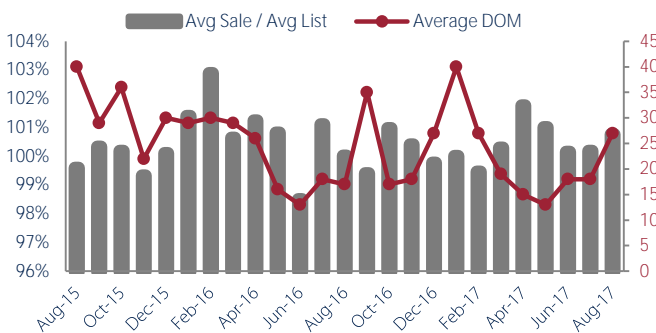
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Logan Circle and Dupont compared to 32 in August 2016, a decrease of 6%. There were 32 current contracts pending sale this August compared to 34 a year ago. The number of current contracts is 6% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Logan Circle and Dupont was 100.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.