



# The Long & Foster Market Minute™

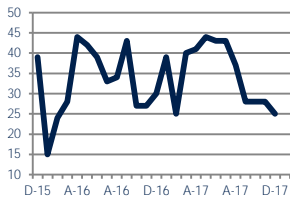
Focus On: Logan Circle and Dupont Housing Market

December 2017

Zip Code(s): 20005 and 20036

## Units Sold

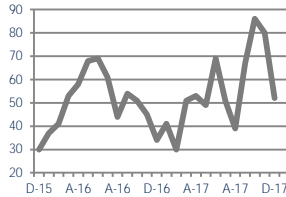
25



Down -17%  
Vs. Year Ago

## Active Inventory

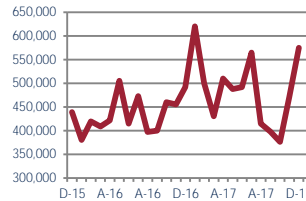
52



Up 53%  
Vs. Year Ago

## Median Sale Price

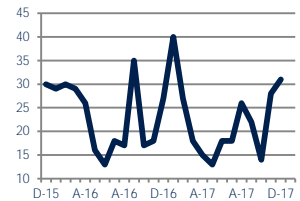
\$575,000



Up 17%  
Vs. Year Ago

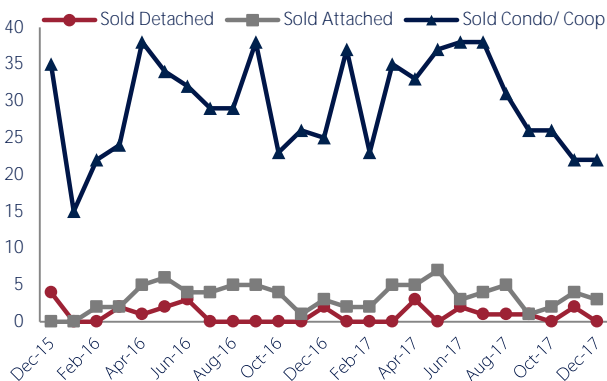
## Days On Market

31



Up 15%  
Vs. Year Ago

## Units Sold\*



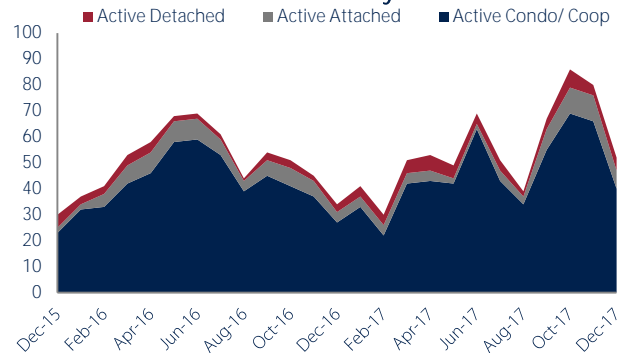
## Units Sold

There was a decrease in total units sold in December, with 25 sold this month in Logan Circle and Dupont versus 28 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 17% versus December 2016.

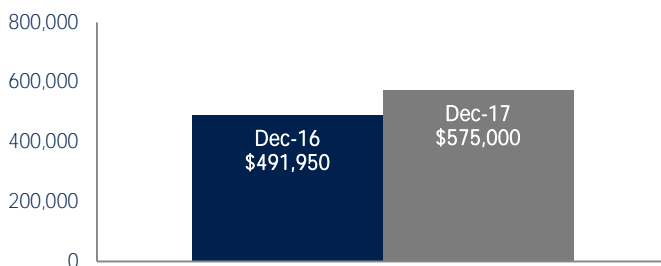
## Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 53%. The total number of active inventory this December was 52 compared to 34 in December 2016. This month's total of 52 is lower than the previous month's total supply of available inventory of 80, a decrease of 35%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Logan Circle and Dupont Homes was \$491,950. This December, the median sale price was \$575,000, an increase of 17% or \$83,050 compared to last year. The current median sold price is 22% higher than in November.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

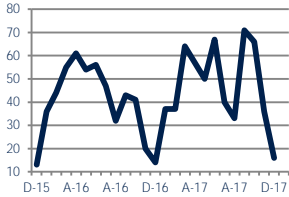




Zip Code(s): 20005 and 20036

### New Listings

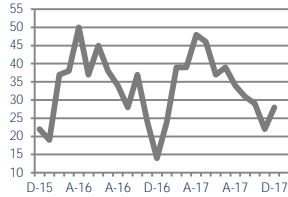
16



Up 14%  
Vs. Year Ago

### Current Contracts

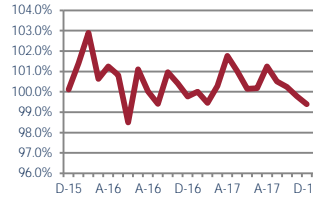
28



Up 100%  
Vs. Year Ago

### Sold Vs. List Price

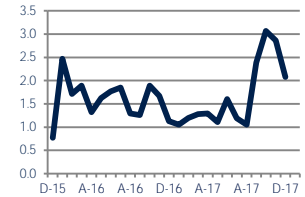
99.4%



No Change  
Vs. Year Ago

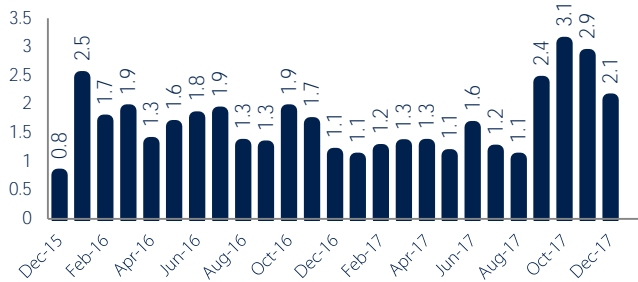
### Months of Supply

2.1



Up 84%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

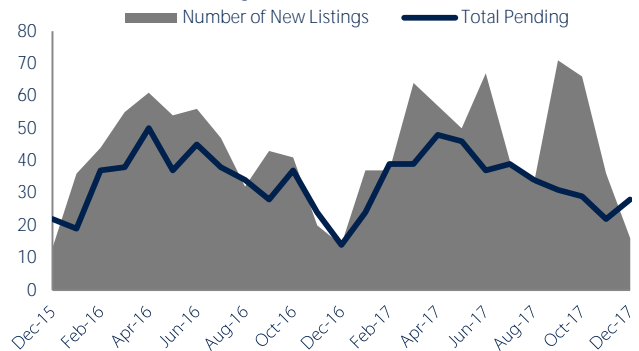
In December, there was 2.1 months of supply available in Logan Circle and Dupont, compared to 1.1 in December 2016. That is an increase of 84% versus a year ago.

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.

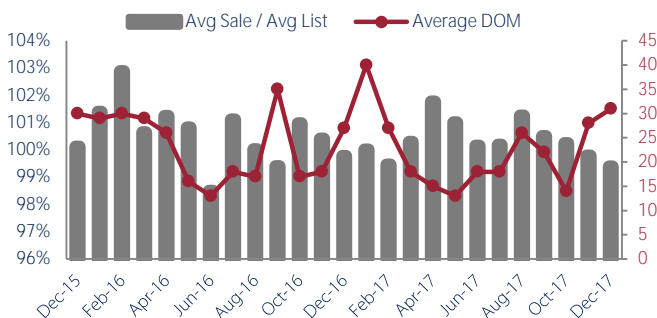
### New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Logan Circle and Dupont compared to 14 in December 2016, an increase of 14%. There were 28 current contracts pending sale this December compared to 14 a year ago. The number of current contracts is 100% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Logan Circle and Dupont was 99.4% 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 31, higher than the average last year, which was 27, an increase of 15%.



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