



The Long & Foster Market Minute™

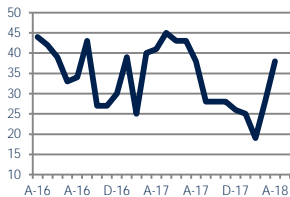
Focus On: Logan Circle and Dupont Housing Market

April 2018

Zip Code(s): 20005 and 20036

Units Sold

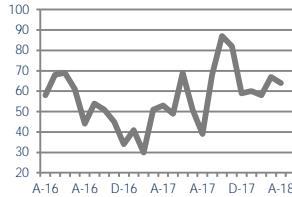
38



Down
Vs. Year Ago

Active Inventory

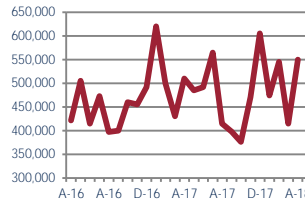
64



Up 21%
Vs. Year Ago

Median Sale Price

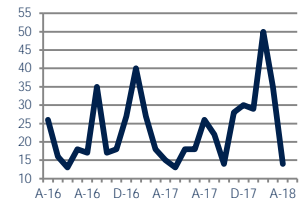
\$550,000



Up
Vs. Year Ago

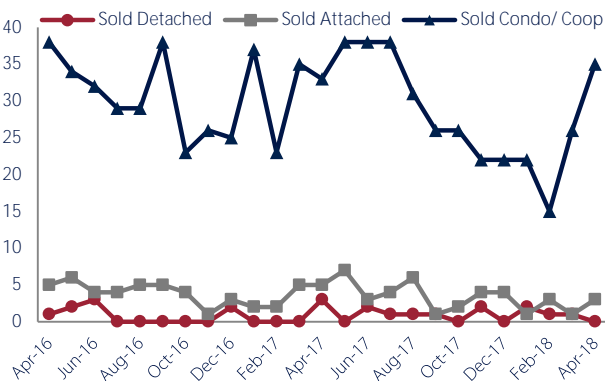
Days On Market

14



Down -7%
Vs. Year Ago

Units Sold*



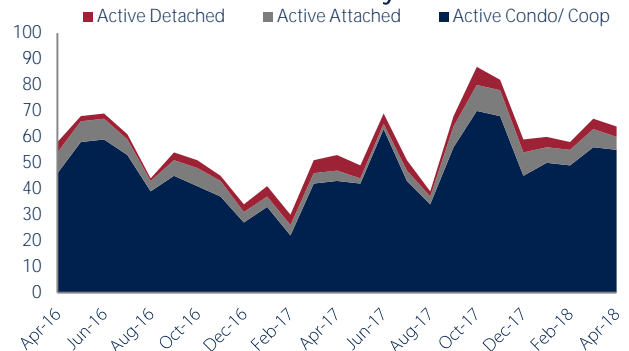
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 38 sold this month in Logan Circle and Dupont. This month's total units sold was lower than at this time last year, a decrease from April 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 21%. The total number of active inventory this April was 64 compared to 53 in April 2017. This month's total of 64 is lower than the previous month's total supply of available inventory of 67, a decrease of 4%.

Active Inventory*



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 April, the median sale price for Logan Circle and Dupont Homes was \$510,000. This April, the median sale price was \$550,000, an increase of \$40,000 compared to last year. The current median sold price is 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



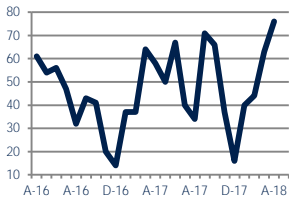
Focus On: Logan Circle and Dupont Housing Market

April 2018

Zip Code(s): 20005 and 20036

New Listings

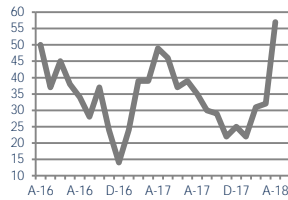
76



Up 31%
Vs. Year Ago

Current Contracts

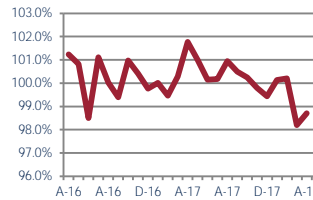
57



Up 16%
Vs. Year Ago

Sold Vs. List Price

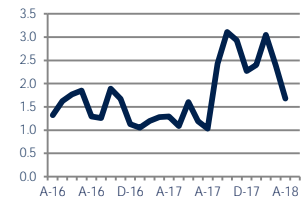
98.7%



Down -3%
Vs. Year Ago

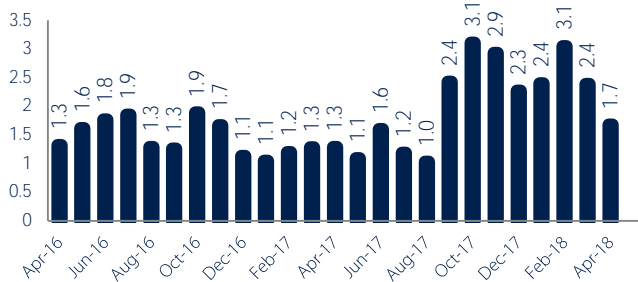
Months of Supply

1.7



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

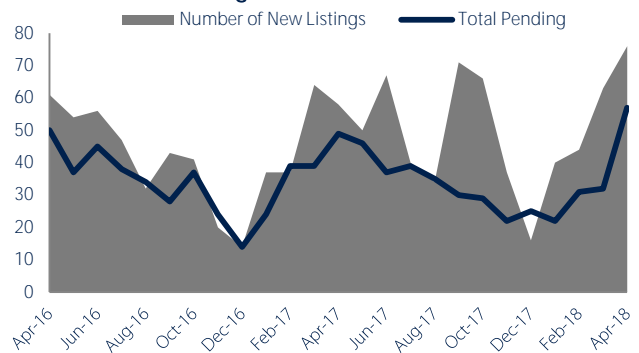
In April, there was 1.7 months of supply available in Logan Circle and Dupont, compared to 1.3 in April 2017. That is an increase of 30% versus a year ago.

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.

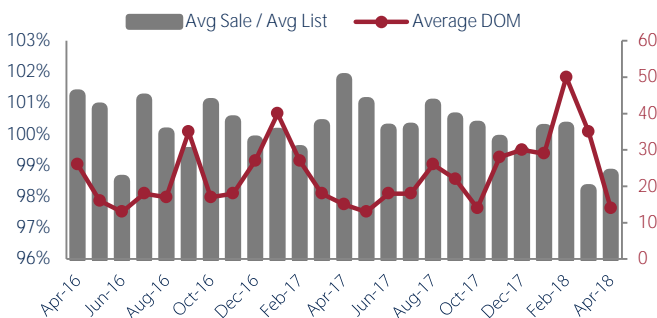
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Logan Circle and Dupont compared to 58 in April 2017, an increase of 31%. There were 57 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 16% higher 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 98.7% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 15, a decrease of 7%.



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.

