



# The Long & Foster Market Minute™

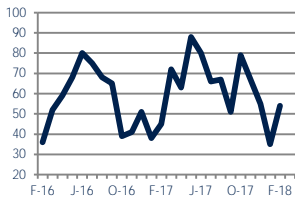
Focus On: Penn Quarter and Shaw Housing Market

February 2018

Zip Code(s): 20001

## Units Sold

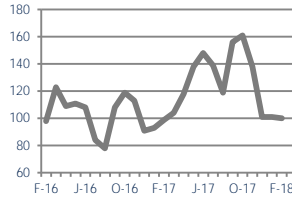
54



Up 20%  
Vs. Year Ago

## Active Inventory

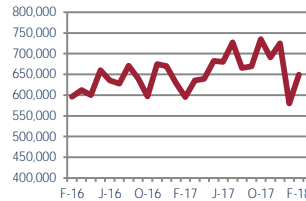
100



Up 1%  
Vs. Year Ago

## Median Sale Price

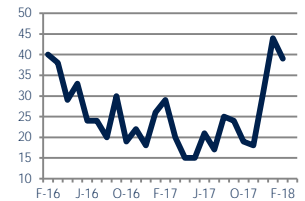
\$649,500



Up 9%  
Vs. Year Ago

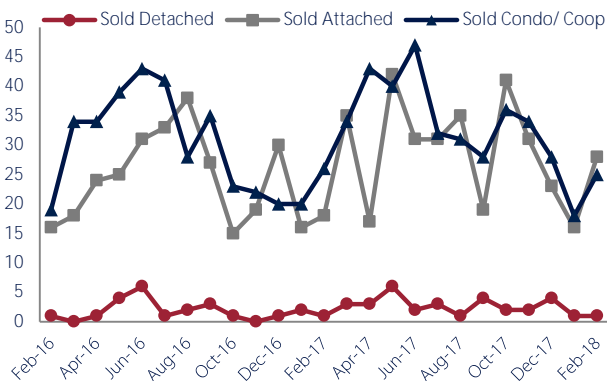
## Days On Market

39



Up 34%  
Vs. Year Ago

## Units Sold\*



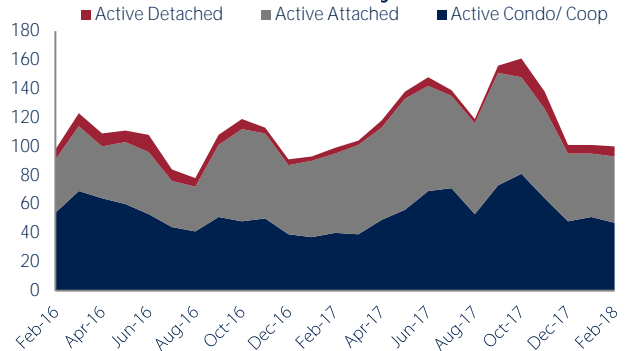
## Units Sold

There was an increase in total units sold in February, with 54 sold this month in Penn Quarter and Shaw. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this February was 100 compared to 99 in February 2017. This month's total of 100 is lower than the previous month's total supply of available inventory of 101, a decrease of 1%.

## Active Inventory\*

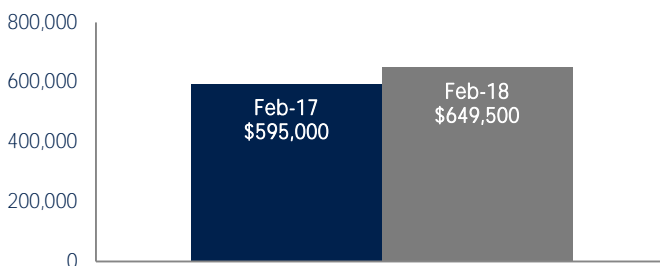


## Median Sale Price

Last February, the median sale price for Penn Quarter and Shaw Homes was \$595,000. This February, the median sale price was \$649,500, an increase of 9% or \$54,500 compared to last year. The current median sold price is 12% 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.

## Median Sale Price



Penn Quarter and Shaw are defined as properties in zip code 20001 and includes, but is not limited to these neighborhoods: Penn Quarter, Shaw, and LeDroit Park.

\*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.



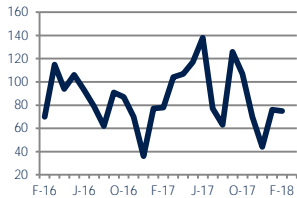
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20001

### New Listings

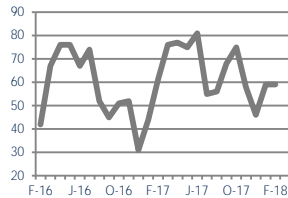
75



Down -4%  
Vs. Year Ago

### Current Contracts

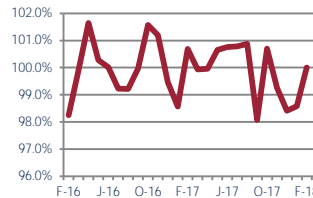
59



Down -3%  
Vs. Year Ago

### Sold Vs. List Price

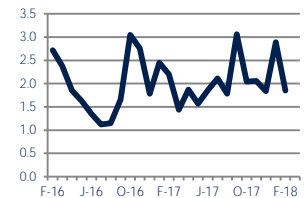
100.0%



Down -0.7%  
Vs. Year Ago

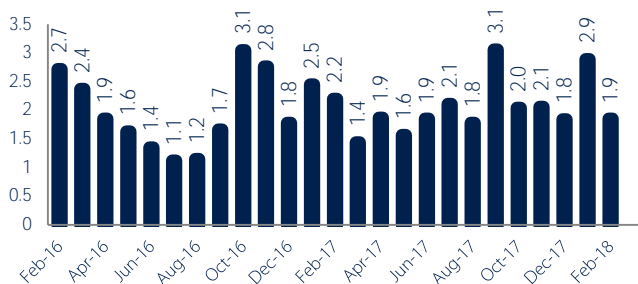
### Months of Supply

1.9



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

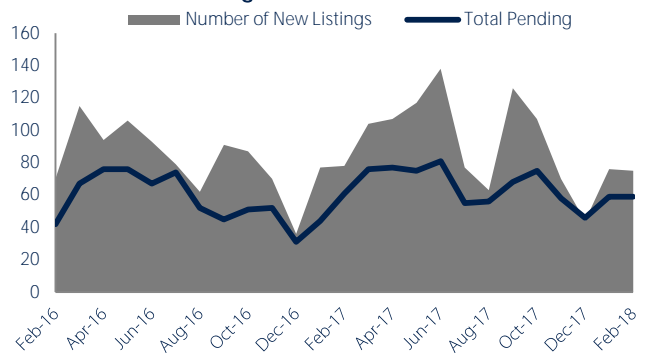
In February, there was 1.9 months of supply available in Penn Quarter and Shaw, compared to 2.2 in February 2017. That is a decrease of 16% versus a year ago.

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.

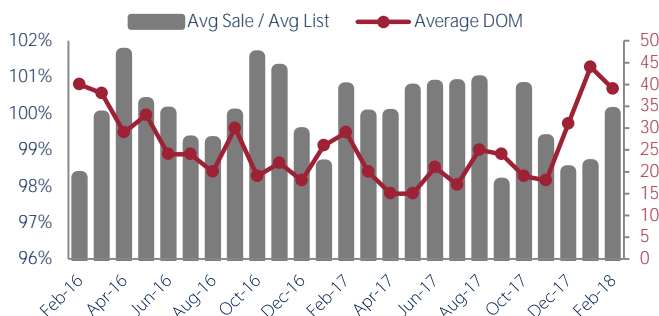
### New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Penn Quarter and Shaw compared to 78 in February 2017, a decrease of 4%. There were 59 current contracts pending sale this February compared to 61 a year ago. The number of current contracts remained stable as compared to last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Penn Quarter and Shaw was 100.0% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 29, an increase of 34%.



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