



# The Long & Foster Market Minute™

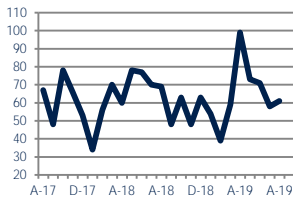
Focus On: Penn Quarter and Shaw Housing Market

August 2019

Zip Code(s): 20001

## Units Sold

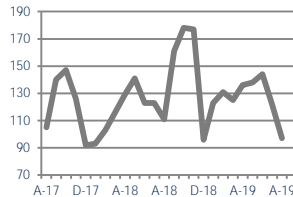
61



Down -12%  
Vs. Year Ago

## Active Inventory

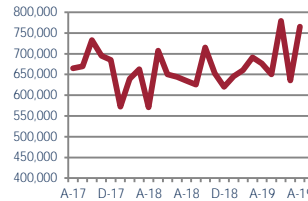
97



Down -13%  
Vs. Year Ago

## Median Sale Price

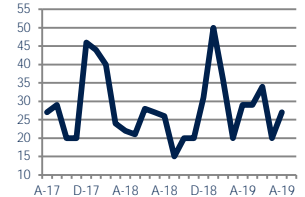
\$765,000



Up 20%  
Vs. Year Ago

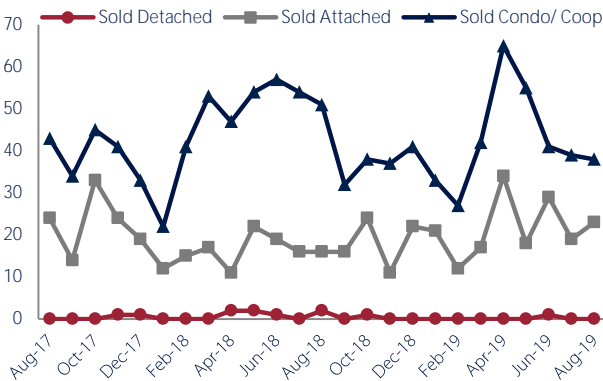
## Days On Market

27



Up 4%  
Vs. Year Ago

## Units Sold\*



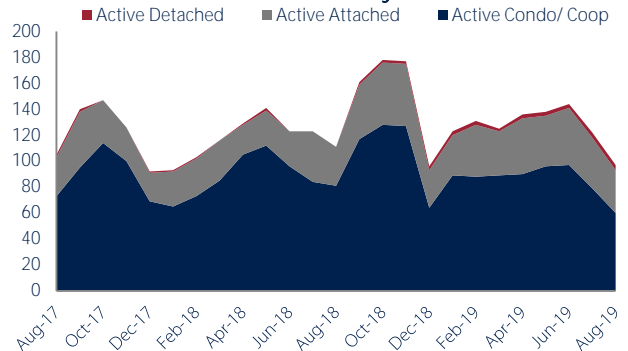
## Units Sold

There was an increase in total units sold in August, with 61 sold this month in Penn Quarter and Shaw versus 58 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 12% versus August 2018.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 13%. The total number of active inventory this August was 97 compared to 111 in August 2018. This month's total of 97 is lower than the previous month's total supply of available inventory of 122, a decrease of 20%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last August, the median sale price for Penn Quarter and Shaw Homes was \$635,000. This August, the median sale price was \$765,000, an increase of 20% or \$130,000 compared to last year. The current median sold price is 20% higher 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.



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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

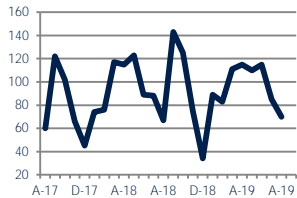
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20001

**New Listings**

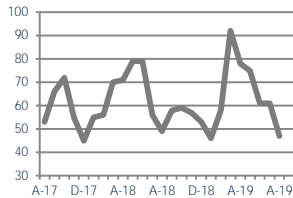
70



**Up 4%**  
Vs. Year Ago

**Current Contracts**

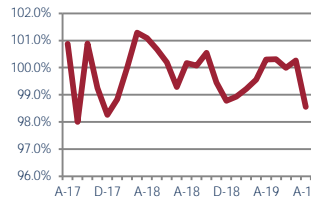
47



**Down -4%**  
Vs. Year Ago

**Sold Vs. List Price**

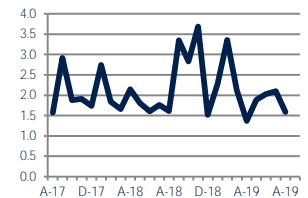
98.6%



**Down -1.6%**  
Vs. Year Ago

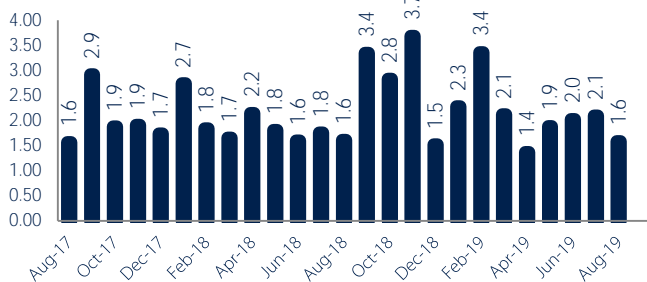
**Months of Supply**

1.6



**No Change**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

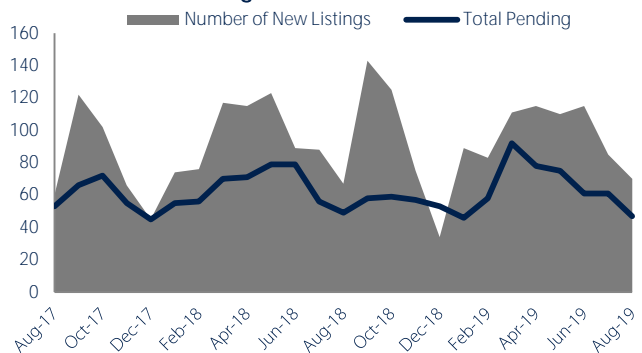
In August, there was 1.6 months of supply available in Penn Quarter and Shaw. The amount of supply is similar compared to a year ago.

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.

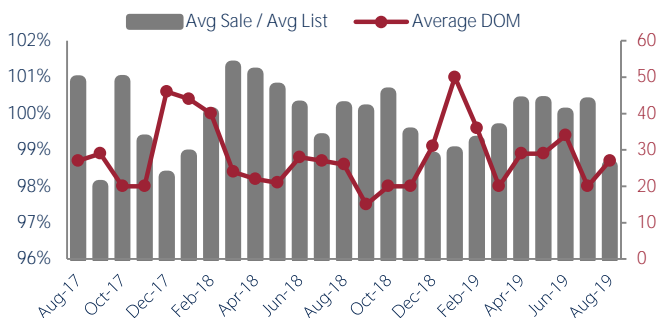
**New Listings & Current Contracts**

This month there were 70 homes newly listed for sale in Penn Quarter and Shaw compared to 67 in August 2018, an increase of 4%. There were 47 current contracts pending sale this August compared to 49 a year ago. The number of current contracts is 4% 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 Penn Quarter and Shaw was 98.6% of the average list price, which is 1.6% lower 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 26, an increase of 4%.



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