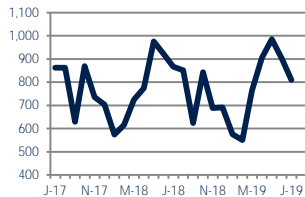




Units Sold

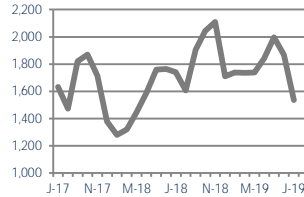
810



Down -7%
Vs. Year Ago

Active Inventory

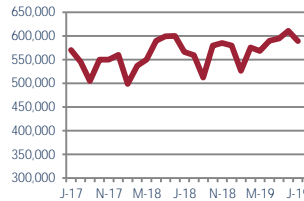
1,535



Down -12%
Vs. Year Ago

Median Sale Price

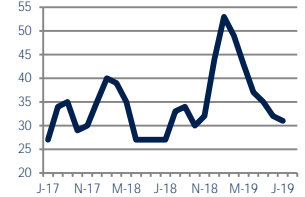
\$589,000



Up 4%
Vs. Year Ago

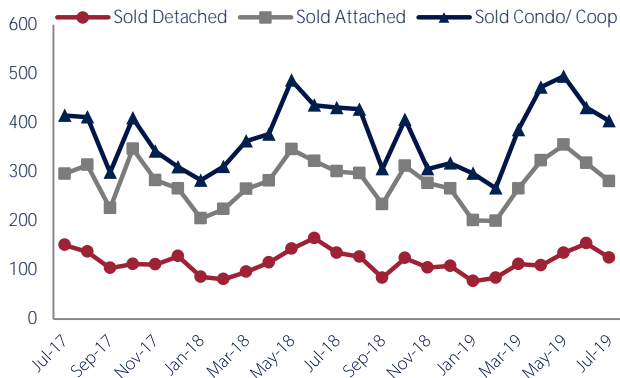
Days On Market

31



Up 15%
Vs. Year Ago

Units Sold*



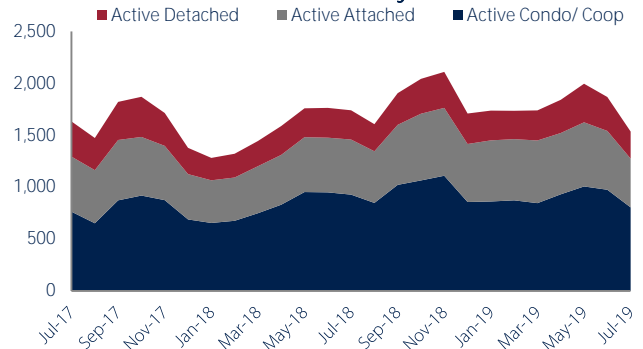
Units Sold

There was a decrease in total units sold in July, with 810 sold this month in Washington DC versus 903 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 205 units or 12%. The total number of active inventory this July was 1,535 compared to 1,740 in July 2018. This month's total of 1,535 is lower than the previous month's total supply of available inventory of 1,868, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Washington DC Homes was \$566,000. This July, the median sale price was \$589,000, an increase of 4% or \$23,000 compared to last year. The current median sold price is 4% lower than in June.

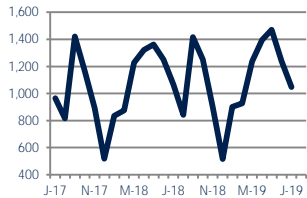
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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.

New Listings

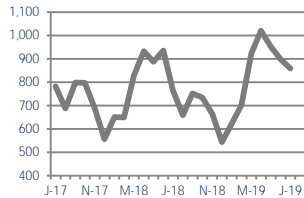
1,047



Down -2%
Vs. Year Ago

Current Contracts

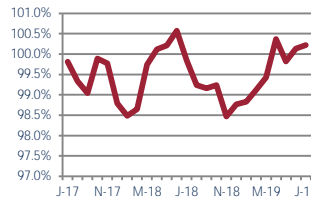
859



Up 12%
Vs. Year Ago

Sold Vs. List Price

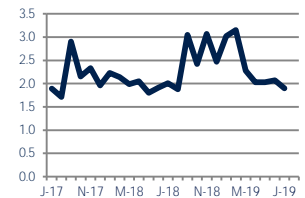
100.2%



No Change
Vs. Year Ago

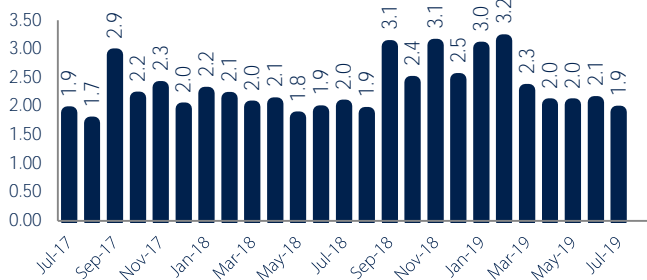
Months of Supply

1.9



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

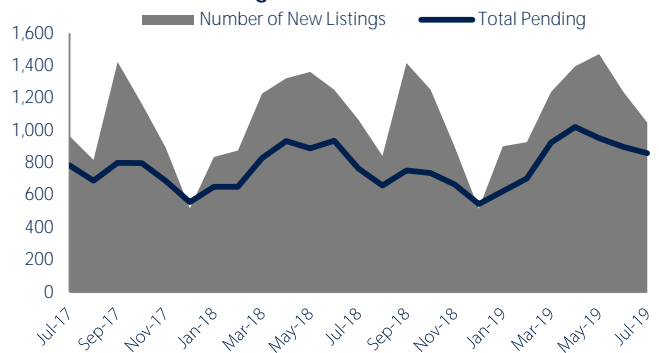
In July, there was 1.9 months of supply available in Washington DC, compared to 2.0 in July 2018. That is a decrease of 6% versus a year ago.

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.

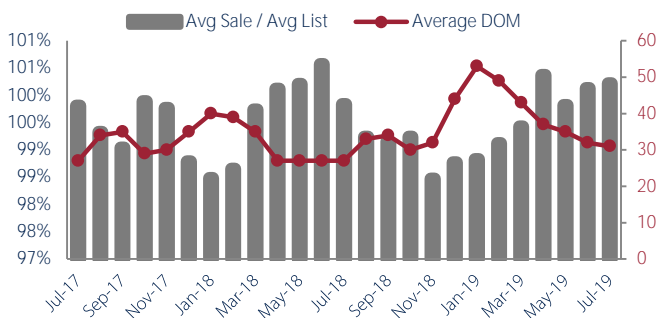
New Listings & Current Contracts

This month there were 1,047 homes newly listed for sale in Washington DC compared to 1,066 in July 2018, a decrease of 2%. There were 859 current contracts pending sale this July compared to 764 a year ago. The number of current contracts is 12% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Washington DC was 100.2% 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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