



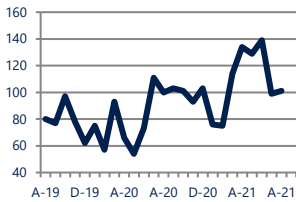
Focus On: Adams Morgan and U Street Housing Market

August 2021

Zip Code(s): 20009

Units Sold

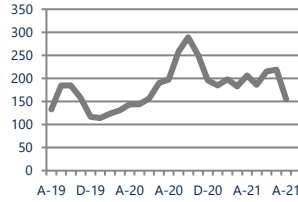
101



Up 1%
Vs. Year Ago

Active Inventory

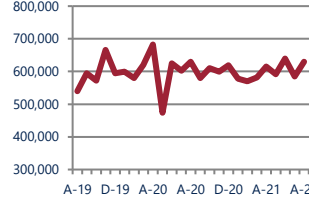
155



Down -21%
Vs. Year Ago

Median Sale Price

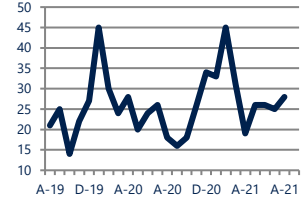
\$630,000



No Change
Vs. Year Ago

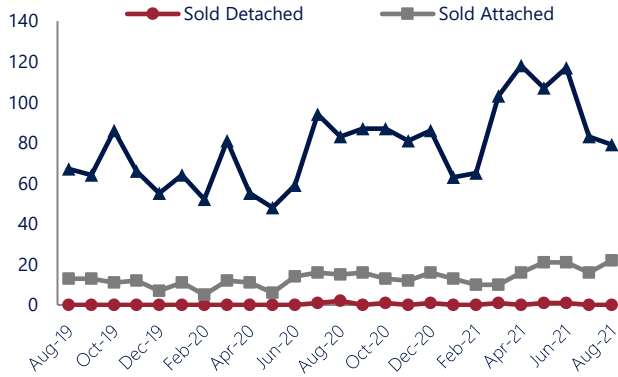
Days On Market

28



Up 56%
Vs. Year Ago

Units Sold*



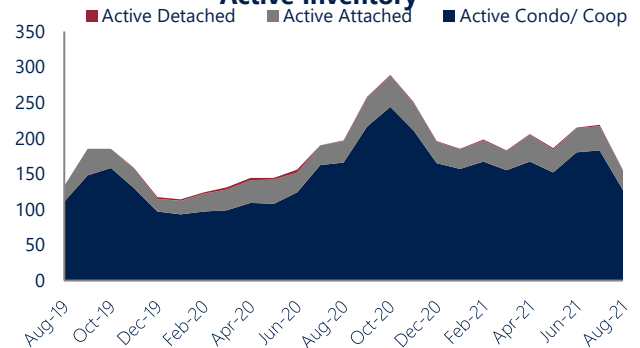
Units Sold

There was an increase in total units sold in August, with 101 sold this month in Adams Morgan and U Street versus 99 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 1% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 21%. The total number of active inventory this August was 155 compared to 197 in August 2020. This month's total of 155 is lower than the previous month's total supply of available inventory of 219, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Adams Morgan and U Street Homes was \$630,000. This August, the median sale price was \$630,000, which is similar compared to a year ago. The current median sold price is 8% 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.

Adams Morgan and U Street are defined as properties in zip code 20009

*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.





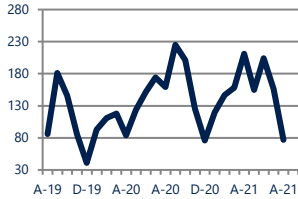
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August 2021

Zip Code(s): 20009

New Listings

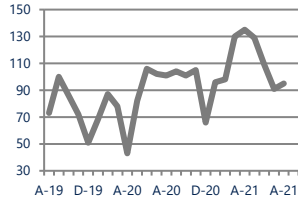
77



Down -52%
Vs. Year Ago

Current Contracts

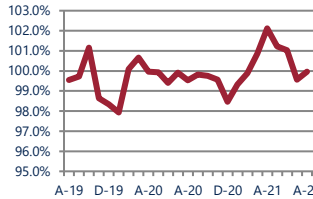
95



Down -6%
Vs. Year Ago

Sold Vs. List Price

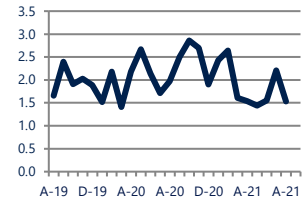
100.0%



No Change
Vs. Year Ago

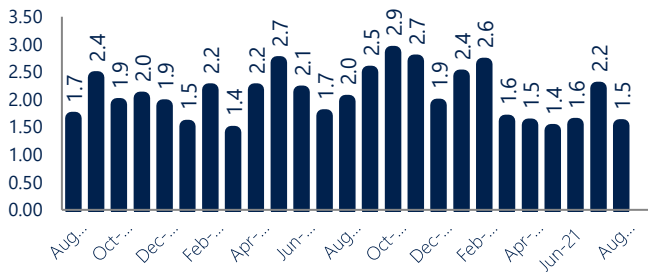
Months of Supply

1.5



Down -22%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

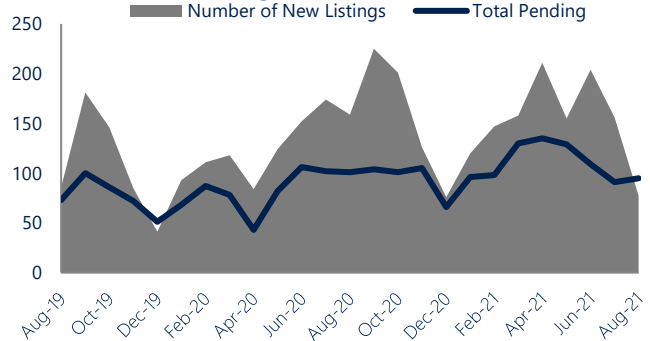
This month there were 77 homes newly listed for sale in Adams Morgan and U Street compared to 159 in August 2020, a decrease of 52%. There were 95 current contracts pending sale this August compared to 101 a year ago. The number of current contracts is 6% lower than last August.

Months of Supply

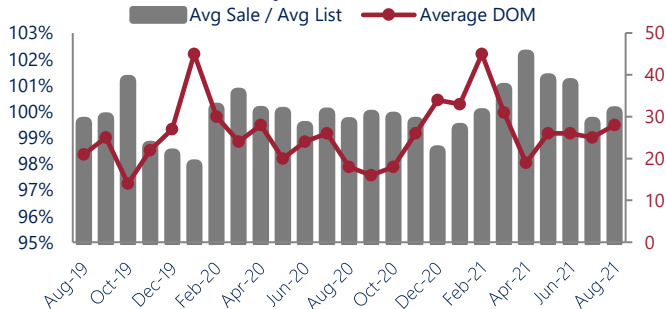
In August, there was 1.5 months of supply available in Adams Morgan and U Street, compared to 2.0 in August 2020. That is a decrease of 22% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Adams Morgan and U Street was 100.0% 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 28, higher than the average last year, which was 18, an increase of 56%.



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