

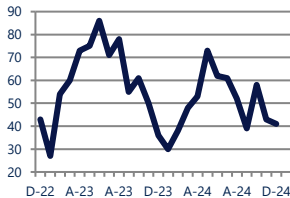
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ADAMS MORGAN AND U STREET HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20009

Units Sold

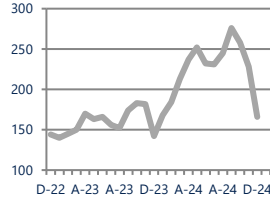
41



Up 14%
Vs. Year Ago

Active Inventory

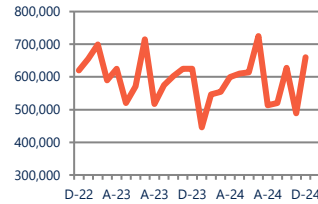
166



Up 17%
Vs. Year Ago

Median Sale Price

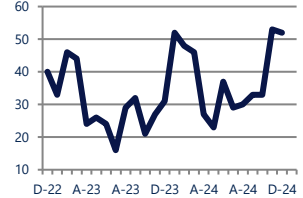
\$660,000



Up 6%
Vs. Year Ago

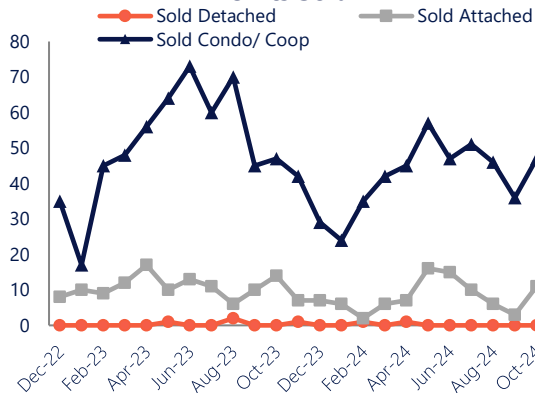
Days On Market

52



Up 68%
Vs. Year Ago

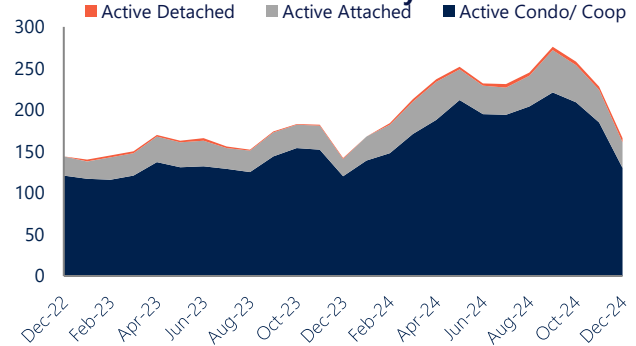
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 41 sold this month in Adams Morgan and U Street versus 43 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 14% versus December 2023.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 17%. The total number of active inventory this December was 166 compared to 142 in December 2023. This month's total of 166 is lower than the previous month's total supply of available inventory of 228, a decrease of 27%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Adams Morgan and U Street Homes was \$625,000. This December, the median sale price was \$660,000, an increase of \$35,000 compared to last year. The current median sold price is higher than in November.

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.

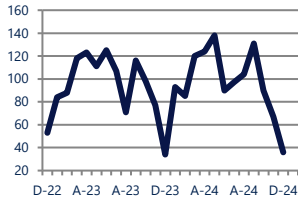
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FOCUS ON: **ADAMS MORGAN AND U STREET HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20009

New Listings

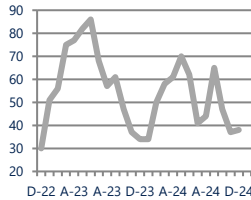
36



Up 6%
Vs. Year Ago

Current Contracts

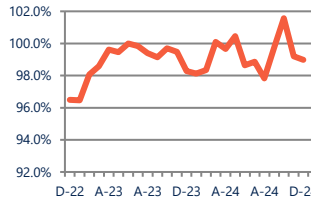
38



Up 12%
Vs. Year Ago

Sold Vs. List Price

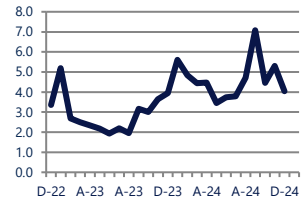
99.0%



Up 0.7%
Vs. Year Ago

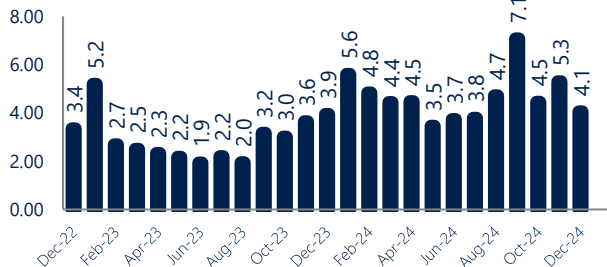
Months of Supply

4.1



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

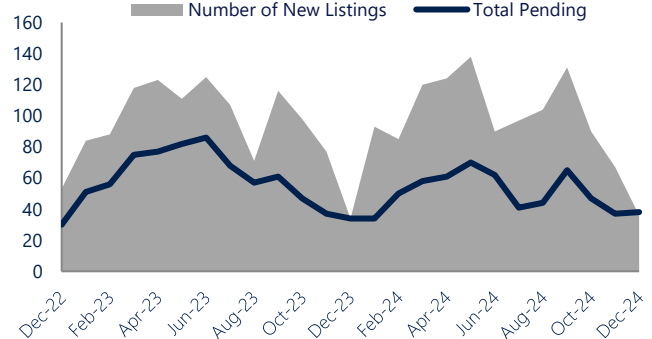
In December, there was 4.0 months of supply available in Adams Morgan and U Street, compared to 3.9 in December 2023. That is an increase of 3% versus a year ago.

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.

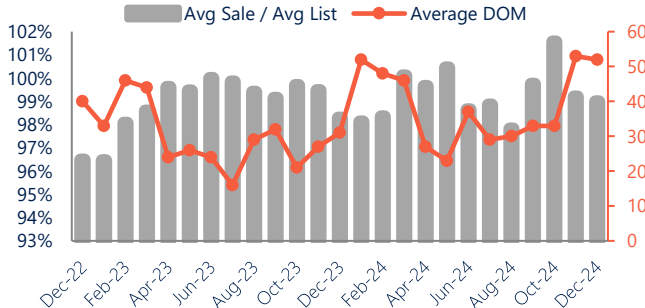
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Adams Morgan and U Street compared to 34 in December 2023, an increase of 6%. There were 38 current contracts pending sale this December compared to 34 a year ago. The number of current contracts is 12% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Adams Morgan and U Street was 99.0% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 31, an increase of 68%.

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