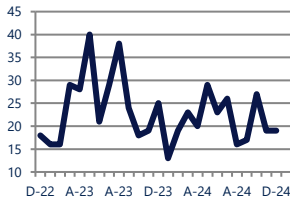


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA HEIGHTS AND MT. PLEASANT HOUSING MARKET** DECEMBER 2024

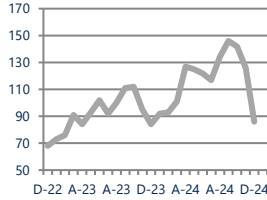
Zip Code(s): 20010

**Units Sold**  
19



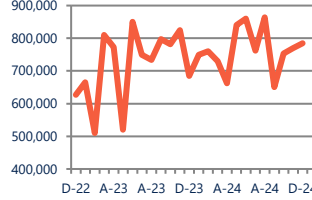
**Down -24%**  
Vs. Year Ago

**Active Inventory**  
86



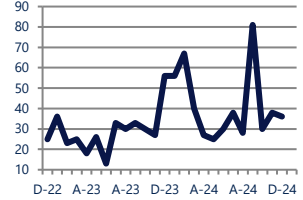
**Up 2%**  
Vs. Year Ago

**Median Sale Price**  
\$785,000



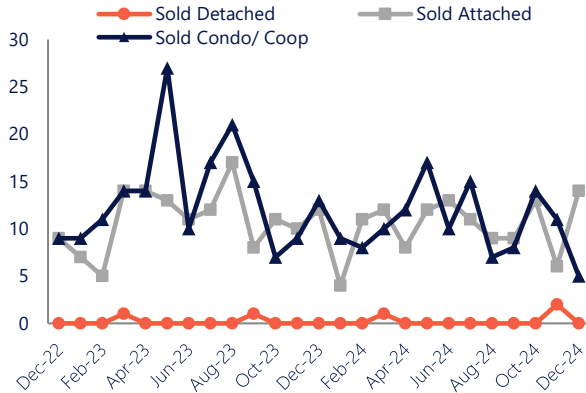
**Up 15%**  
Vs. Year Ago

**Days On Market**  
36



**Down -36%**  
Vs. Year Ago

## Units Sold\*



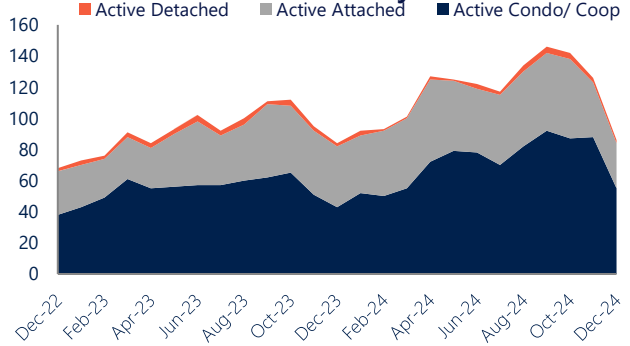
## Units Sold

The number of units sold remained stable in December, with 19 sold this month in Columbia Heights and Mt. Pleasant. This month's total units sold was lower than at this time last year, a decrease of 24% versus December 2023.

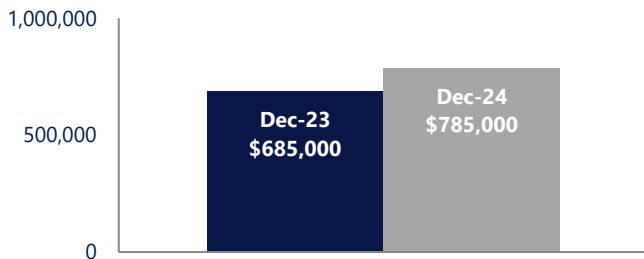
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 2%. The total number of active inventory this December was 86 compared to 84 in December 2023. This month's total of 86 is lower than the previous month's total supply of available inventory of 126, a decrease of 32%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$685,000. This December, the median sale price was \$785,000, an increase of 15% or \$100,000 compared to last year. The current median sold price is 2% 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.

Columbia Heights and Mt. Pleasant are defined as properties in zip code 20010.

\*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.

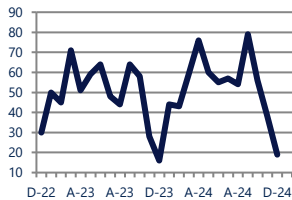
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA HEIGHTS AND MT. PLEASANT HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20010

## New Listings

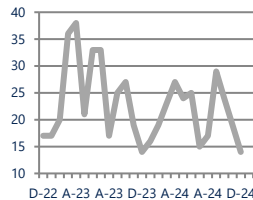
19



**Up 19%**  
Vs. Year Ago

## Current Contracts

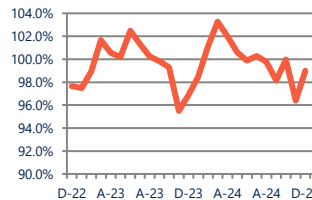
14



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

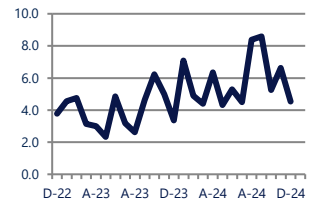
99.0%



**Up 2.2%**  
Vs. Year Ago

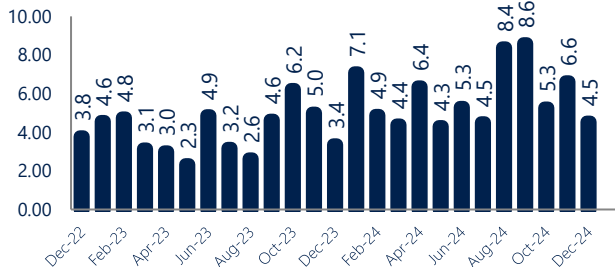
## Months of Supply

4.5



**Up 35%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

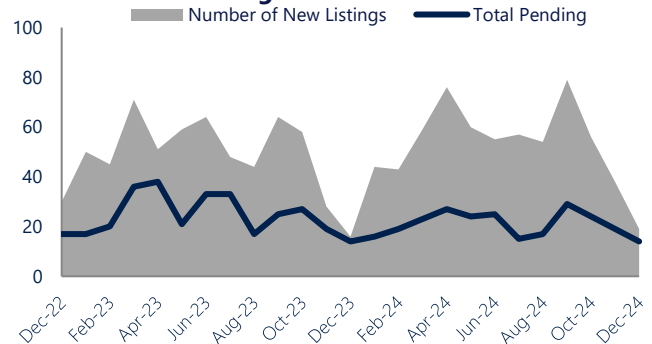
In December, there was 4.5 months of supply available in Columbia Heights and Mt. Pleasant, compared to 3.4 in December 2023. That is an increase of 35% versus a year ago.

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.

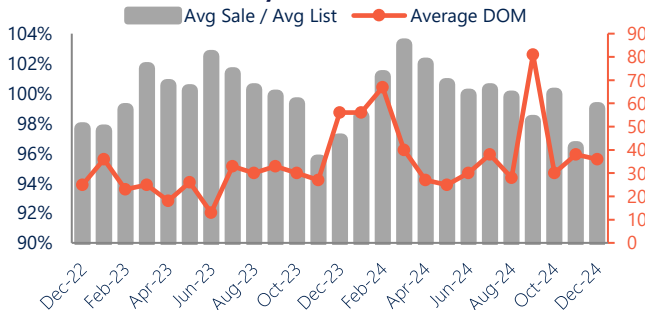
## New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 16 in December 2023, an increase of 19%. There were 14 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 26% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Columbia Heights and Mt. Pleasant was 99.0% of the average list price, which is 2.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 56, a decrease of 36%.

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