



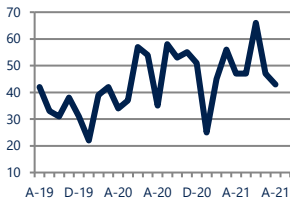
Focus On: Columbia Heights and Mt. Pleasant Housing Market

August 2021

Zip Code(s): 20010

Units Sold

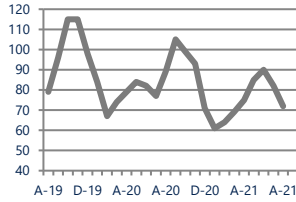
43



Up 23%
Vs. Year Ago

Active Inventory

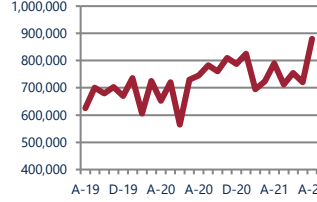
72



Down -19%
Vs. Year Ago

Median Sale Price

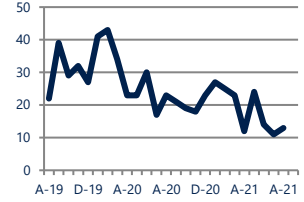
\$880,000



Up 18%
Vs. Year Ago

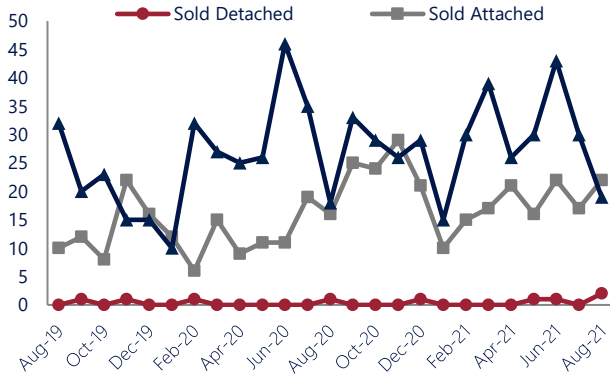
Days On Market

13



Down -43%
Vs. Year Ago

Units Sold*



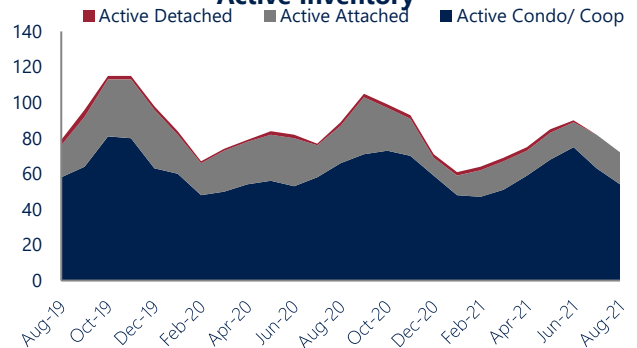
Units Sold

There was a decrease in total units sold in August, with 43 sold this month in Columbia Heights and Mt. Pleasant versus 47 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 23% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 19%. The total number of active inventory this August was 72 compared to 89 in August 2020. This month's total of 72 is lower than the previous month's total supply of available inventory of 82, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$745,000. This August, the median sale price was \$880,000, an increase of 18% or \$135,000 compared to last year. The current median sold price is 22% 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.

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.

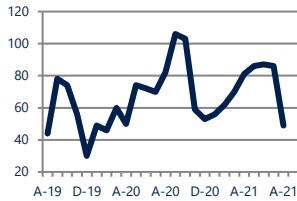




Zip Code(s): 20010

New Listings

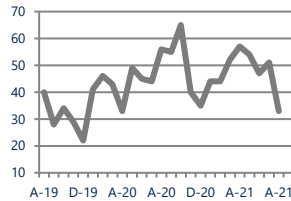
49



Down -40%
Vs. Year Ago

Current Contracts

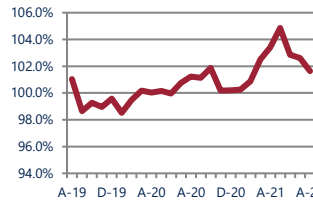
33



Down -41%
Vs. Year Ago

Sold Vs. List Price

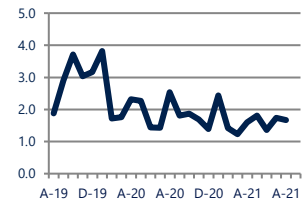
101.6%



No Change
Vs. Year Ago

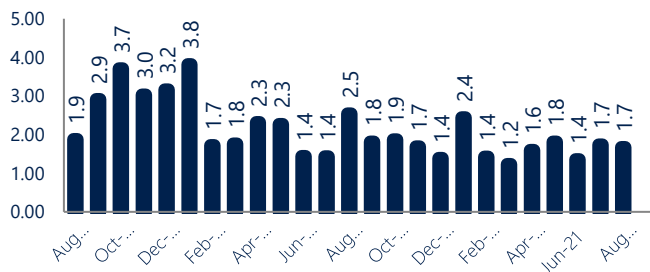
Months of Supply

1.7



Down -34%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

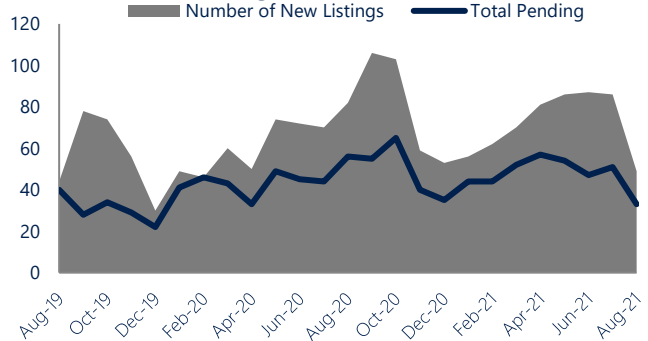
This month there were 49 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 82 in August 2020, a decrease of 40%. There were 33 current contracts pending sale this August compared to 56 a year ago. The number of current contracts is 41% lower than last August.

Months of Supply

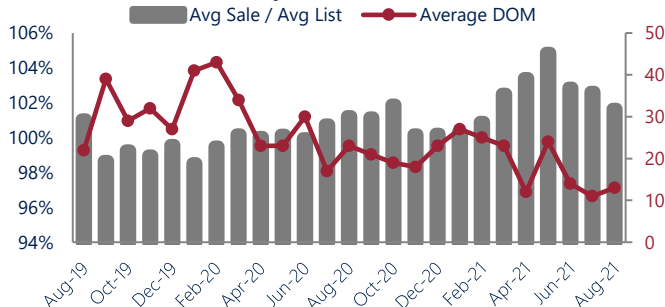
In August, there was 1.7 months of supply available in Columbia Heights and Mt. Pleasant, compared to 2.5 in August 2020. That is a decrease of 34% versus a year ago.

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 Columbia Heights and Mt. Pleasant was 101.6% 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 13, lower than the average last year, which was 23, a decrease of 43%.



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