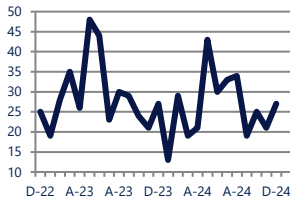


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FOGGY BOTTOM AND WEST END HOUSING MARKET** DECEMBER 2024

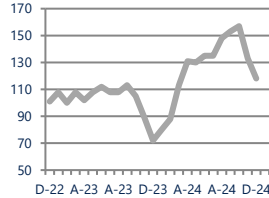
Zip Code(s): 20036 and 20037

**Units Sold**  
27



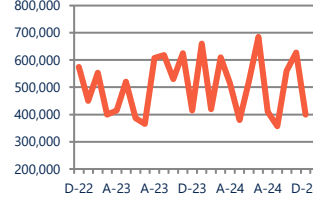
**No Change**  
Vs. Year Ago

**Active Inventory**  
118



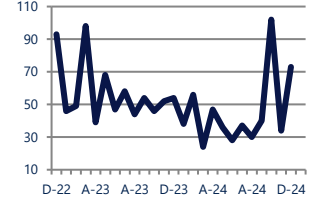
**Up 64%**  
Vs. Year Ago

**Median Sale Price**  
\$400,000



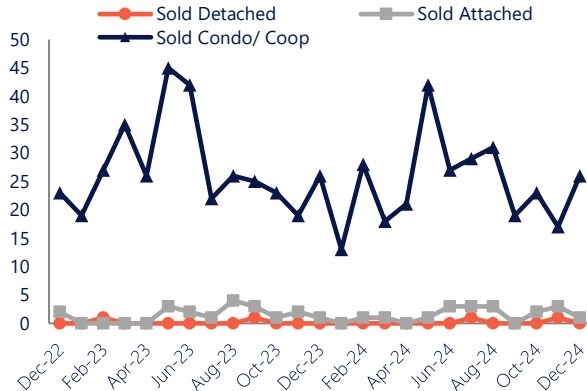
**Down**  
Vs. Year Ago

**Days On Market**  
73



**Up 35%**  
Vs. Year Ago

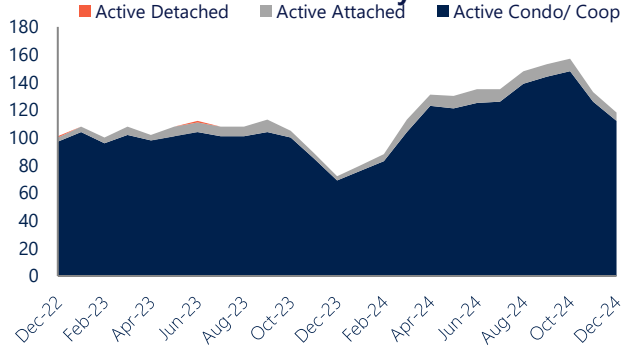
## Units Sold\*



## Units Sold

There was an increase in total units sold in December, with 27 sold this month in Foggy Bottom and West End, an increase of 29%. This month's total units sold is similar compared to a year ago.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 46 units or 64%. The total number of active inventory this December was 118 compared to 72 in December 2023. This month's total of 118 is lower than the previous month's total supply of available inventory of 133, a decrease of 11%.

## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Foggy Bottom and West End Homes was \$415,000. This December, the median sale price was \$400,000, a decrease of \$15,000 compared to last year. The current median sold price is lower 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.

Foggy Bottom and West End are defined as properties in zip codes 20036/20037.

\*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.

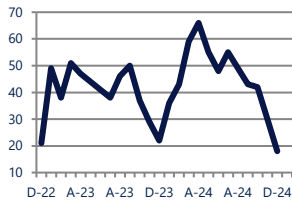
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FOGGY BOTTOM AND WEST END HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20036 and 20037

## New Listings

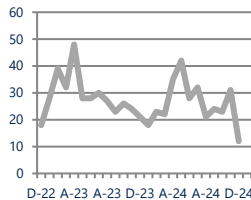
18



**Down -18%**  
Vs. Year Ago

## Current Contracts

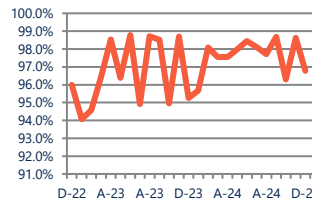
12



**Down -43%**  
Vs. Year Ago

## Sold Vs. List Price

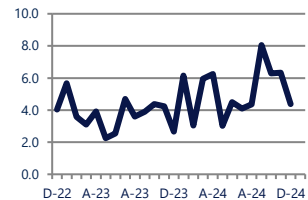
96.8%



**Up 1.6%**  
Vs. Year Ago

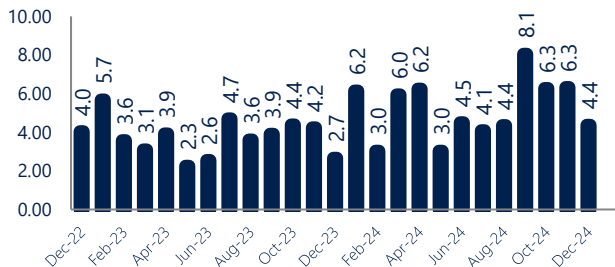
## Months of Supply

4.4



**Up 64%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

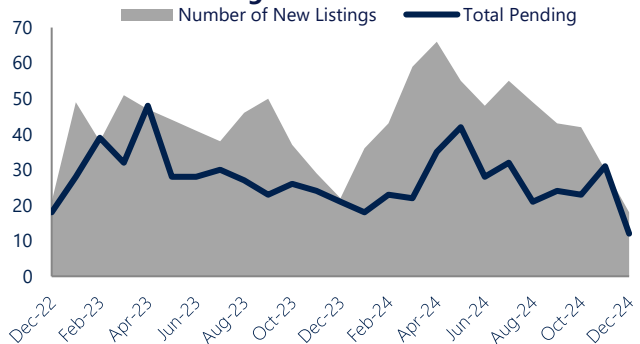
In December, there was 4.4 months of supply available in Foggy Bottom and West End, compared to 2.7 in December 2023. That is an increase of 64% versus a year ago.

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.

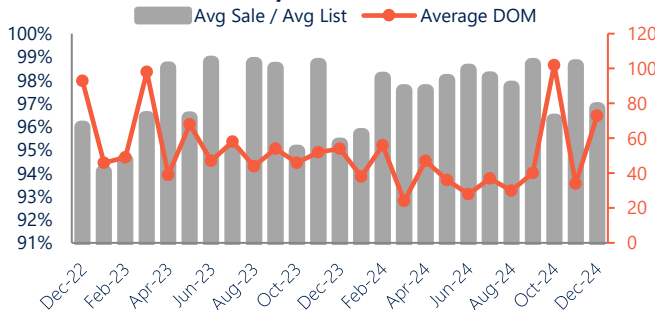
## New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Foggy Bottom and West End compared to 22 in December 2023, a decrease of 18%. There were 12 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 43% lower 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 Foggy Bottom and West End was 96.8% of the average list price, which is 1.5% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 54, an increase of 35%.

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