

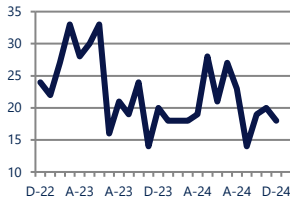
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LOGAN CIRCLE AND DUPONT HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20005 and 20036

## Units Sold

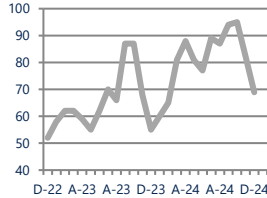
18



**Down -10%**  
Vs. Year Ago

## Active Inventory

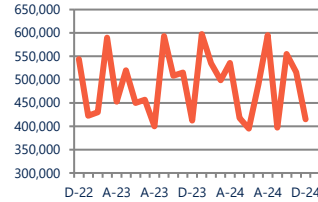
69



**Up 25%**  
Vs. Year Ago

## Median Sale Price

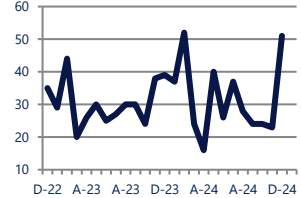
\$415,000



**Up 1%**  
Vs. Year Ago

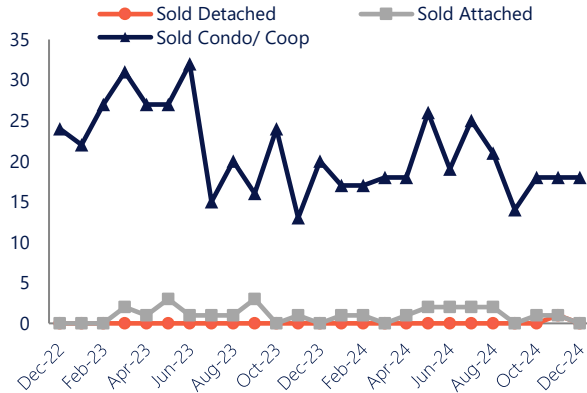
## Days On Market

51



**Up 31%**  
Vs. Year Ago

## Units Sold\*



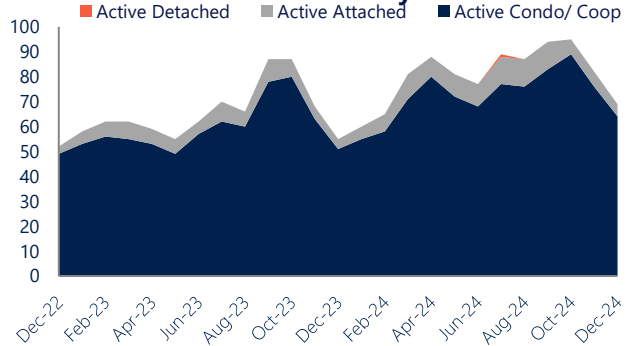
## Units Sold

There was a decrease in total units sold in December, with 18 sold this month in Logan Circle and Dupont versus 20 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 10% versus December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 25%. The total number of active inventory this December was 69 compared to 55 in December 2023. This month's total of 69 is lower than the previous month's total supply of available inventory of 82, a decrease of 16%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Logan Circle and Dupont Homes was \$412,450. This December, the median sale price was \$415,000, an increase of 1% or \$2,550 compared to last year. The current median sold price is 20% 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.

Logan Circle and Dupont are defined as properties in zip codes 20005 and 20036.

\*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.

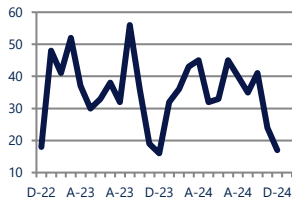
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FOCUS ON: **LOGAN CIRCLE AND DUPONT HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20005 and 20036

## New Listings

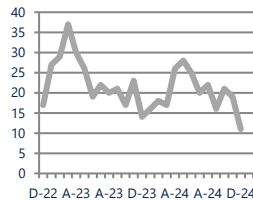
17



**Up 6%**  
Vs. Year Ago

## Current Contracts

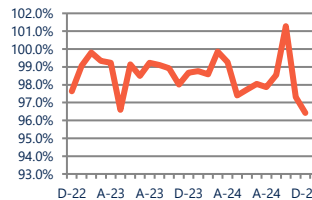
11



**Down -21%**  
Vs. Year Ago

## Sold Vs. List Price

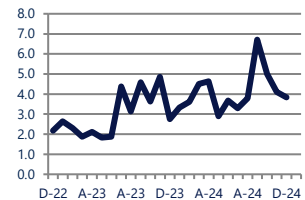
96.4%



**Down -2.3%**  
Vs. Year Ago

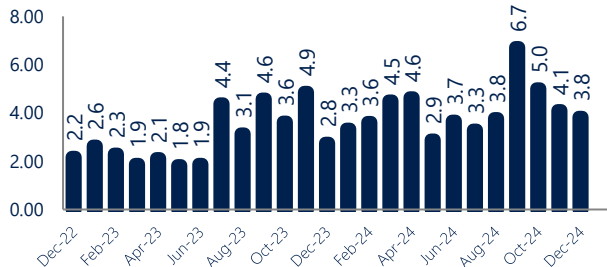
## Months of Supply

3.8



**Up 39%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

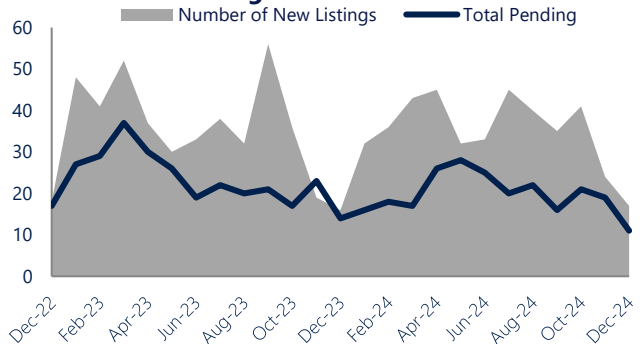
In December, there was 3.8 months of supply available in Logan Circle and Dupont, compared to 2.8 in December 2023. That is an increase of 39% versus a year ago.

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.

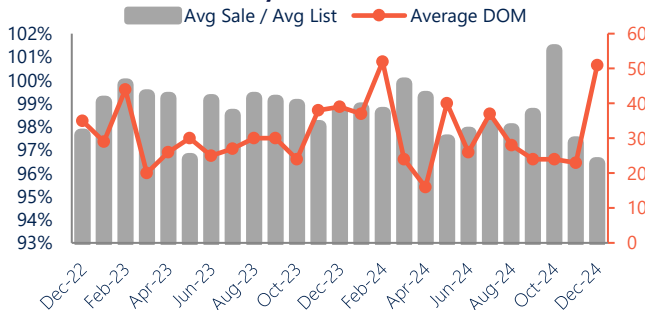
## New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Logan Circle and Dupont compared to 16 in December 2023, an increase of 6%. There were 11 current contracts pending sale this December compared to 14 a year ago. The number of current contracts is 21% 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 Logan Circle and Dupont was 96.4% of the average list price, which is 2.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 39, an increase of 31%.

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