



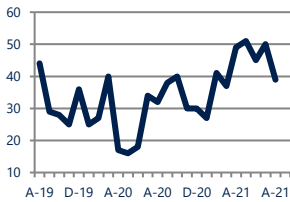
Focus On: Logan Circle and Dupont Housing Market

August 2021

Zip Code(s): 20005 and 20036

Units Sold

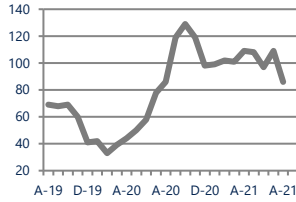
39



Up 22%
Vs. Year Ago

Active Inventory

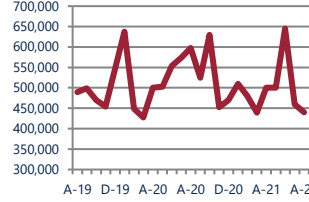
86



No Change
Vs. Year Ago

Median Sale Price

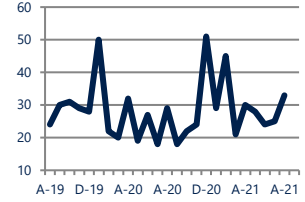
\$440,000



Down
Vs. Year Ago

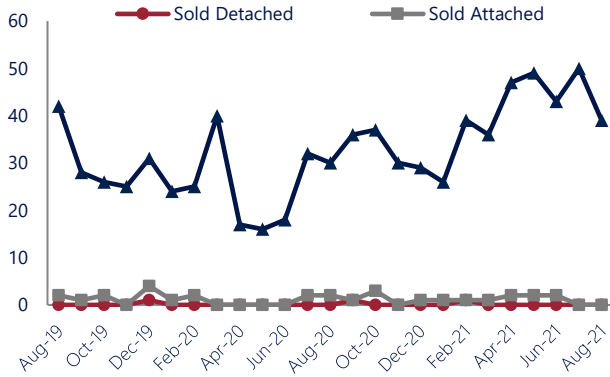
Days On Market

33



Up 14%
Vs. Year Ago

Units Sold*



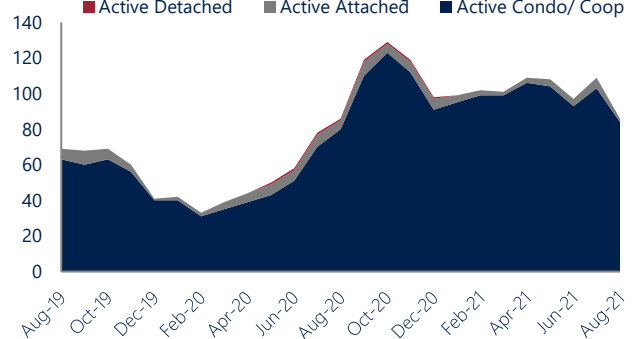
Units Sold

There was a decrease in total units sold in August, with 39 sold this month in Logan Circle and Dupont versus 50 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 22% versus August 2020.

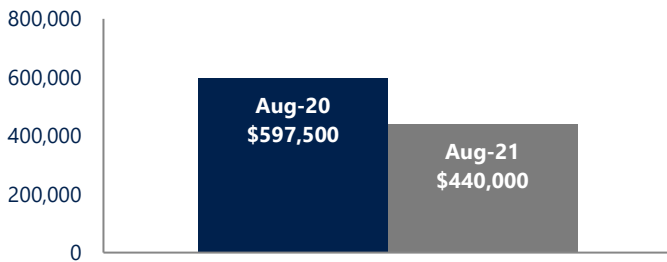
Active Inventory

The total number of homes available this month is 86 units, which is similar compared to a year ago. This month's total of 86 is lower than the previous month's total supply of available inventory of 109, a decrease of 21%.

Active Inventory*



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 August, the median sale price for Logan Circle and Dupont Homes was \$597,500. This August, the median sale price was \$440,000, a decrease of \$157,500 compared to last year. The current median sold price is lower 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.

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.



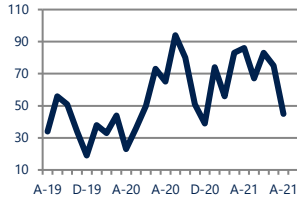
Focus On: Logan Circle and Dupont Housing Market

August 2021

Zip Code(s): 20005 and 20036

New Listings

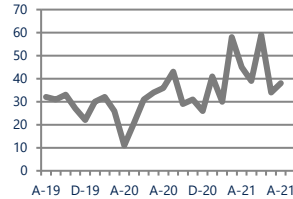
45



Down -31%
Vs. Year Ago

Current Contracts

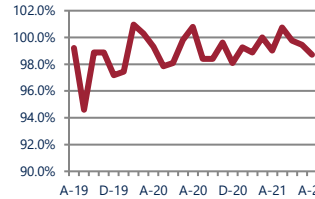
38



Up 6%
Vs. Year Ago

Sold Vs. List Price

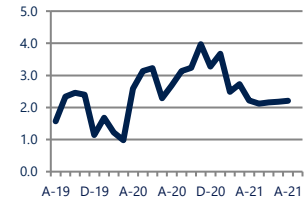
98.7%



Down -2.1%
Vs. Year Ago

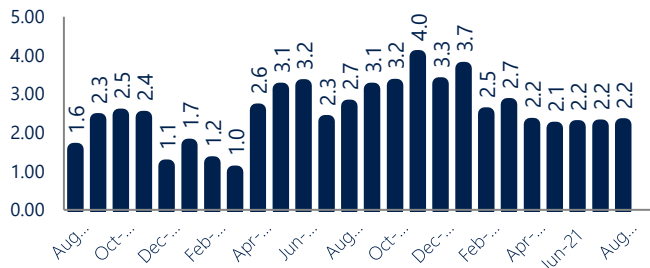
Months of Supply

2.2



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

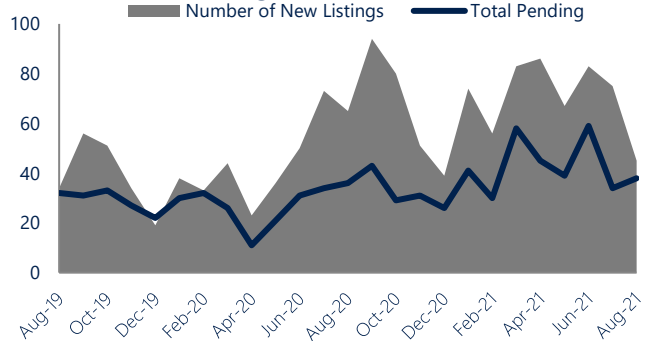
In August, there was 2.2 months of supply available in Logan Circle and Dupont, compared to 2.7 in August 2020. That is a decrease of 18% versus a year ago.

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.

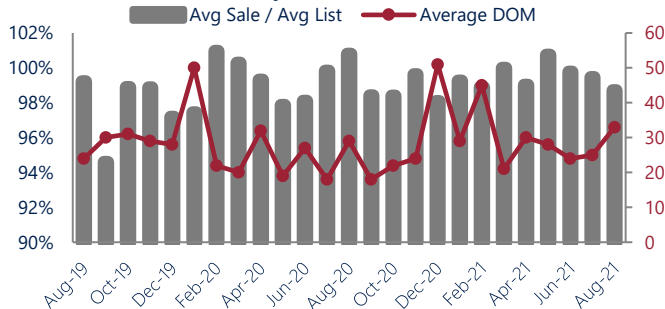
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Logan Circle and Dupont compared to 65 in August 2020, a decrease of 31%. There were 38 current contracts pending sale this August compared to 36 a year ago. The number of current contracts is 6% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Logan Circle and Dupont was 98.7% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 29, an increase of 14%.

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.

