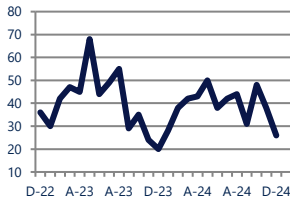


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PENN QUARTER AND SHAW HOUSING MARKET** DECEMBER 2024

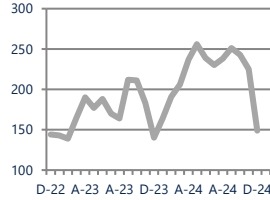
Zip Code(s): 20001

Units Sold
26



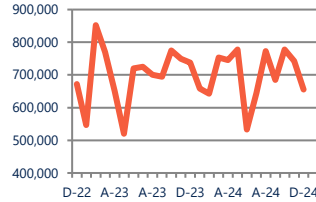
Up 30%
Vs. Year Ago

Active Inventory
149



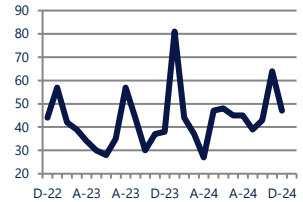
Up 6%
Vs. Year Ago

Median Sale Price
\$655,000



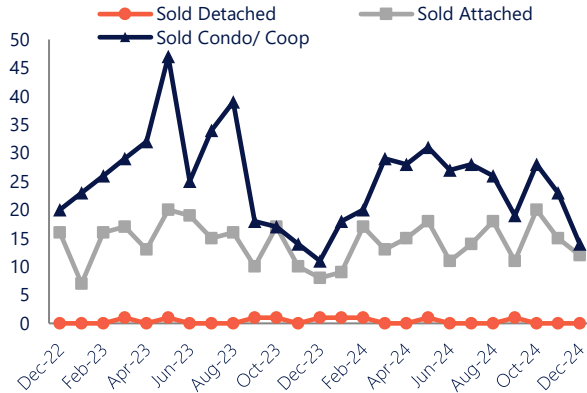
Down -11%
Vs. Year Ago

Days On Market
47



Up 24%
Vs. Year Ago

Units Sold*



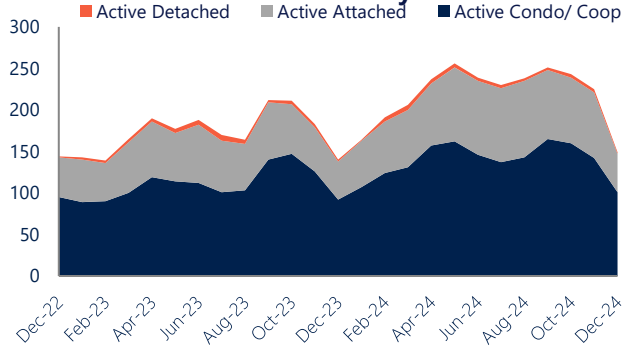
Units Sold

There was a decrease in total units sold in December, with 26 sold this month in Penn Quarter and Shaw versus 38 last month, a decrease of 32%. This month's total units sold was higher than at this time last year, an increase of 30% versus December 2023.

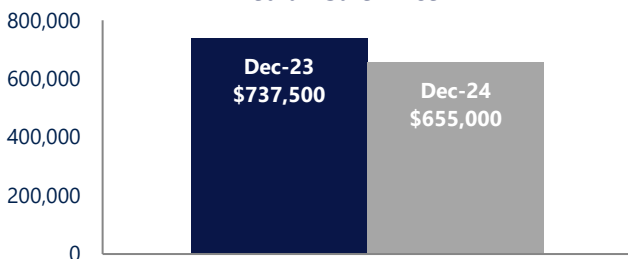
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 6%. The total number of active inventory this December was 149 compared to 140 in December 2023. This month's total of 149 is lower than the previous month's total supply of available inventory of 225, a decrease of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Penn Quarter and Shaw Homes was \$737,500. This December, the median sale price was \$655,000, a decrease of 11% or \$82,500 compared to last year. The current median sold price is 12% 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.

Penn Quarter and Shaw are defined as properties in zip code 20001 and includes, but is not limited to these neighborhoods: Penn Quarter, Shaw, and LeDroit Park.

*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.

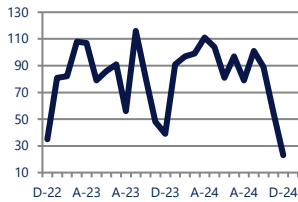
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PENN QUARTER AND SHAW HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20001

New Listings

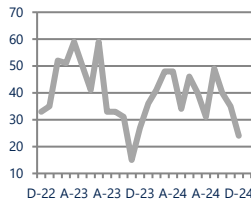
23



Down -41%
Vs. Year Ago

Current Contracts

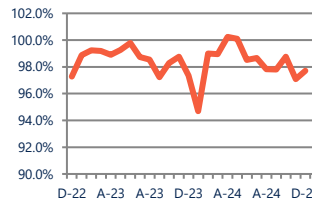
24



Down -11%
Vs. Year Ago

Sold Vs. List Price

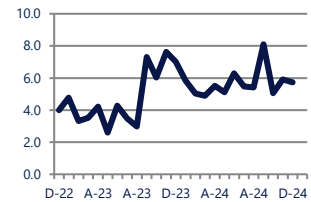
97.7%



No Change
Vs. Year Ago

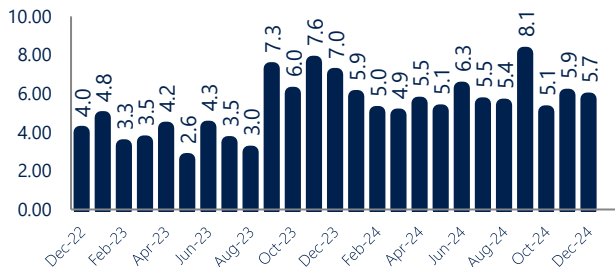
Months of Supply

5.7



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

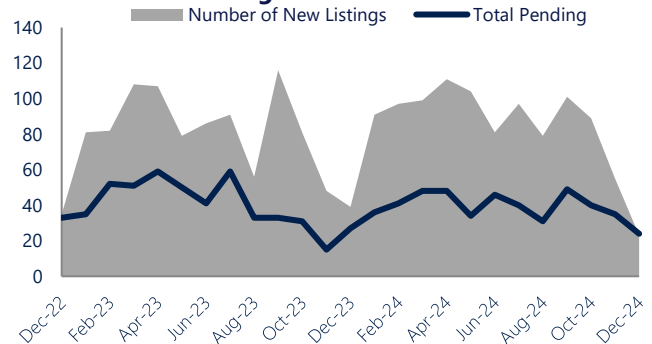
In December, there was 5.7 months of supply available in Penn Quarter and Shaw, compared to 7.0 in December 2023. That is a decrease of 18% versus a year ago.

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.

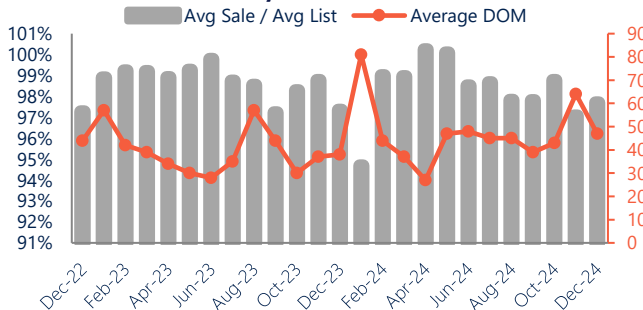
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Penn Quarter and Shaw compared to 39 in December 2023, a decrease of 41%. There were 24 current contracts pending sale this December compared to 27 a year ago. The number of current contracts is 11% 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 Penn Quarter and Shaw was 97.7% 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 47, higher than the average last year, which was 38, an increase of 24%.

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