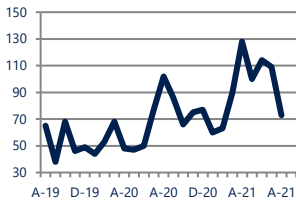




Zip Code(s): 20001

Units Sold

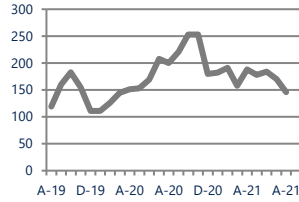
73



Down -28%
Vs. Year Ago

Active Inventory

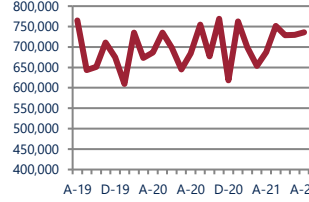
146



Down -27%
Vs. Year Ago

Median Sale Price

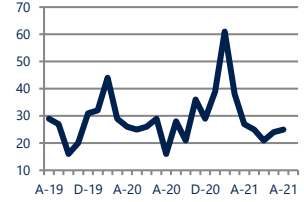
\$735,900



Up 8%
Vs. Year Ago

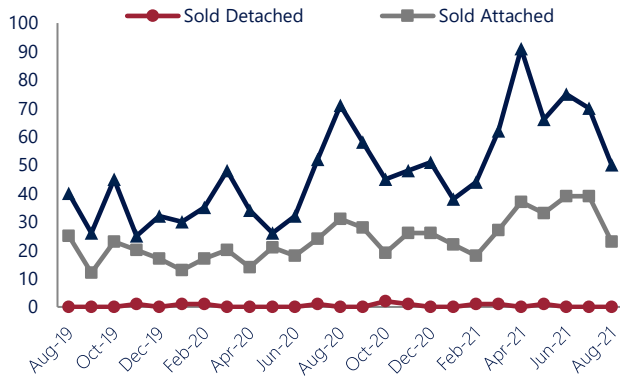
Days On Market

25



Up 56%
Vs. Year Ago

Units Sold*



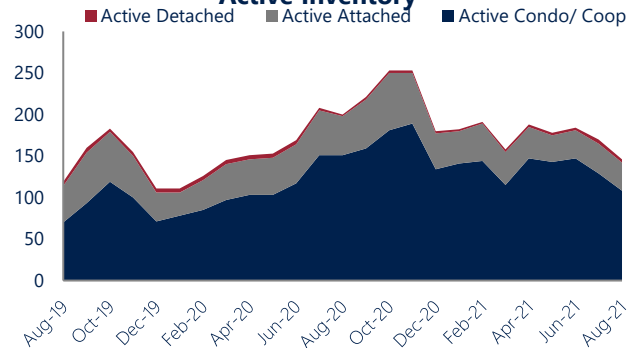
Units Sold

There was a decrease in total units sold in August, with 73 sold this month in Penn Quarter and Shaw versus 109 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 28% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 27%. The total number of active inventory this August was 146 compared to 200 in August 2020. This month's total of 146 is lower than the previous month's total supply of available inventory of 170, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Penn Quarter and Shaw Homes was \$684,000. This August, the median sale price was \$735,900, an increase of 8% or \$51,900 compared to last year. The current median sold price is 1% 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.

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.

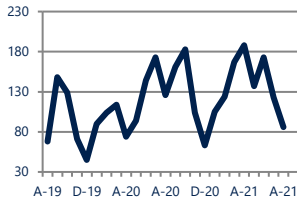




Zip Code(s): 20001

New Listings

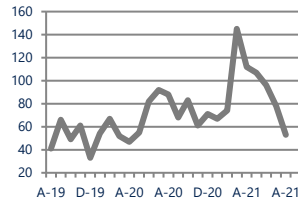
86



Down -32%
Vs. Year Ago

Current Contracts

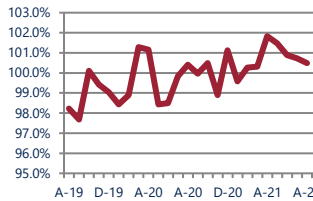
53



Down -40%
Vs. Year Ago

Sold Vs. List Price

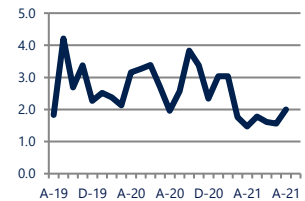
100.5%



No Change
Vs. Year Ago

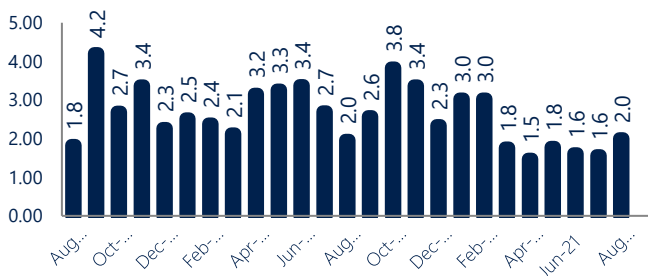
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

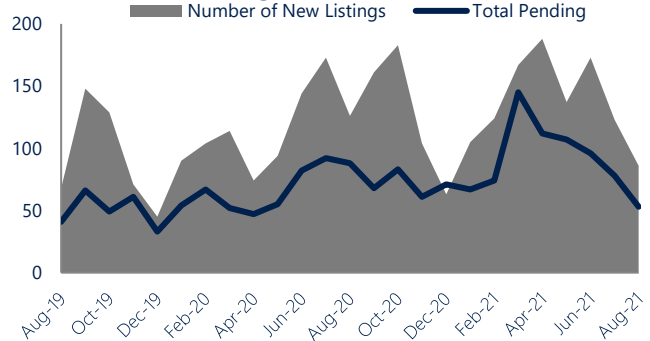
This month there were 86 homes newly listed for sale in Penn Quarter and Shaw compared to 126 in August 2020, a decrease of 32%. There were 53 current contracts pending sale this August compared to 88 a year ago. The number of current contracts is 40% lower than last August.

Months of Supply

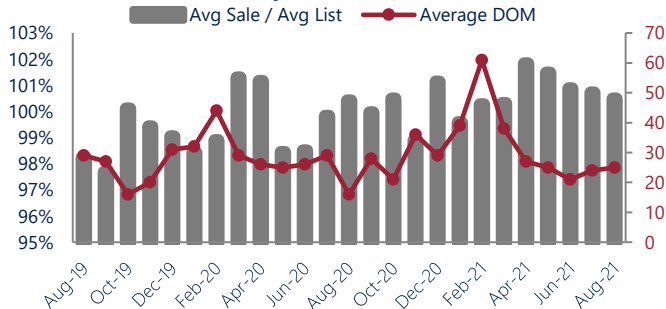
In August, there was 2.0 months of supply available in Penn Quarter and Shaw. The amount of supply is similar compared to a year ago.

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 Penn Quarter and Shaw was 100.5% 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 25, higher than the average last year, which was 16, an increase of 56%.



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