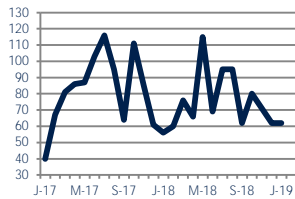


Zip Code(s): 20009

Units Sold

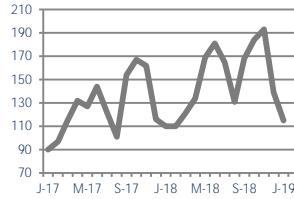
62



Up 11%
Vs. Year Ago

Active Inventory

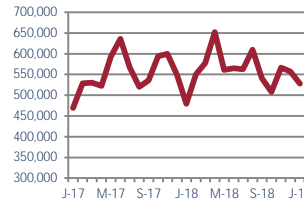
115



Up 5%
Vs. Year Ago

Median Sale Price

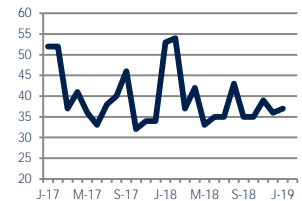
\$527,750



Up 10%
Vs. Year Ago

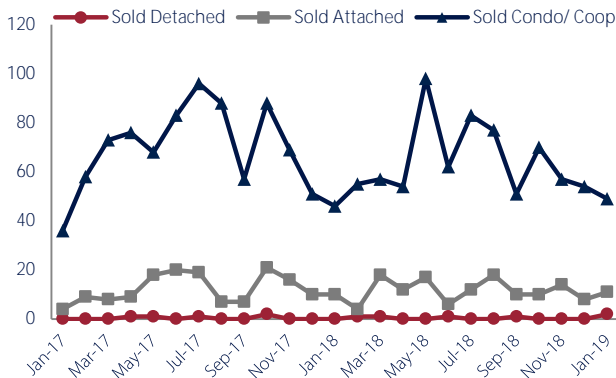
Days On Market

37



Down -30%
Vs. Year Ago

Units Sold*



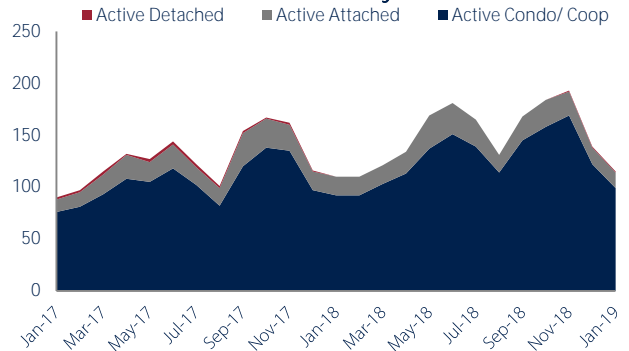
Units Sold

The number of units sold remained stable in January, with 62 sold this month in Adams Morgan and U Street. This month's total units sold was higher than at this time last year, an increase of 11% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 5%. The total number of active inventory this January was 115 compared to 110 in January 2018. This month's total of 115 is lower than the previous month's total supply of available inventory of 139, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Adams Morgan and U Street Homes was \$479,500. This January, the median sale price was \$527,750, an increase of 10% or \$48,250 compared to last year. The current median sold price is 5% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Adams Morgan and U Street are defined as properties in zip code 20009

*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.

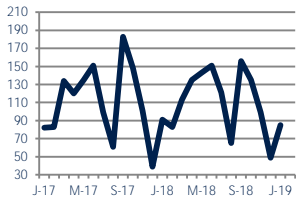




Zip Code(s): 20009

New Listings

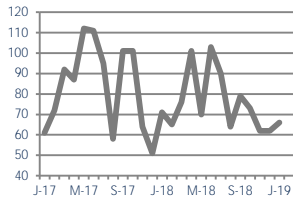
85



Down -7%
Vs. Year Ago

Current Contracts

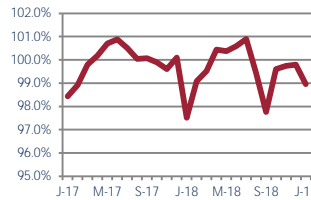
66



Down -7%
Vs. Year Ago

Sold Vs. List Price

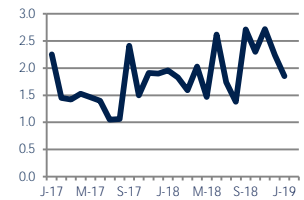
99.0%



Up 1.5%
Vs. Year Ago

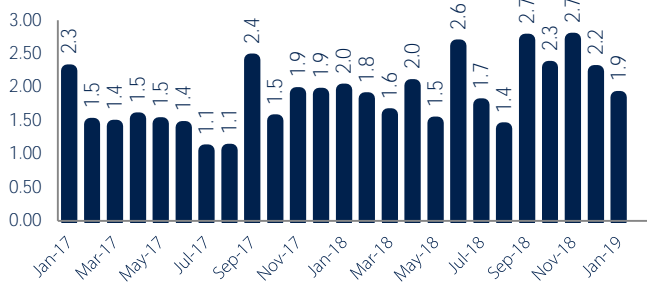
Months of Supply

1.9



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

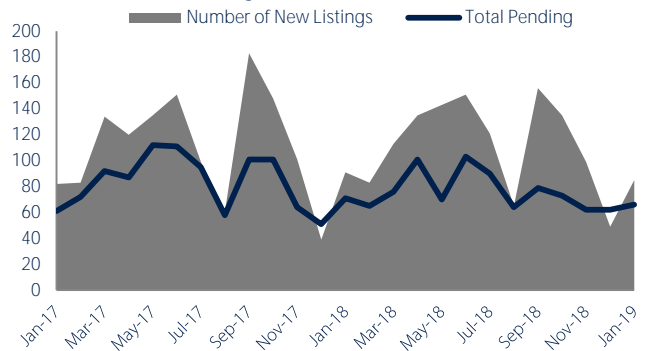
In January, there was 1.9 months of supply available in Adams Morgan and U Street, compared to 2.0 in January 2018. That is a decrease of 6% versus a year ago.

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.

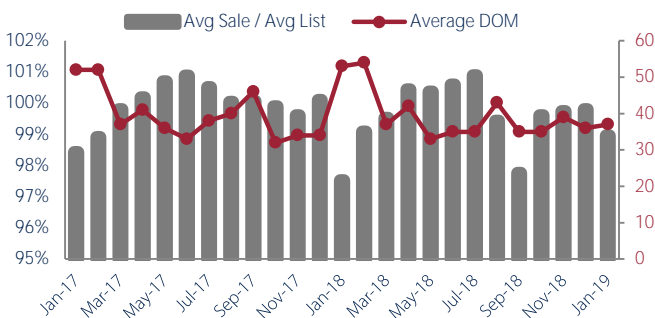
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Adams Morgan and U Street compared to 91 in January 2018, a decrease of 7%. There were 66 current contracts pending sale this January compared to 71 a year ago. The number of current contracts is 7% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Adams Morgan and U Street was 99.0% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 53, a decrease of 30%.



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