



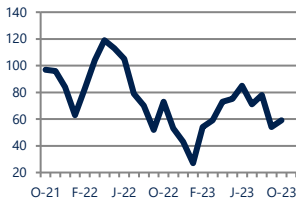
## Focus On: Adams Morgan and U Street Housing Market

October 2023

Zip Code(s): 20009

### Units Sold

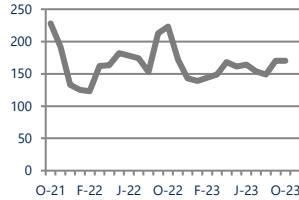
59



**Down -19%**  
Vs. Year Ago

### Active Inventory

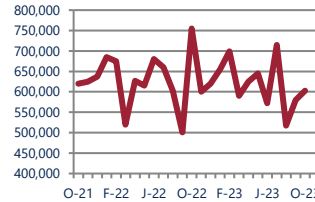
170



**Down -24%**  
Vs. Year Ago

### Median Sale Price

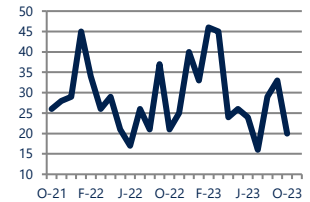
\$602,500



**Down -20%**  
Vs. Year Ago

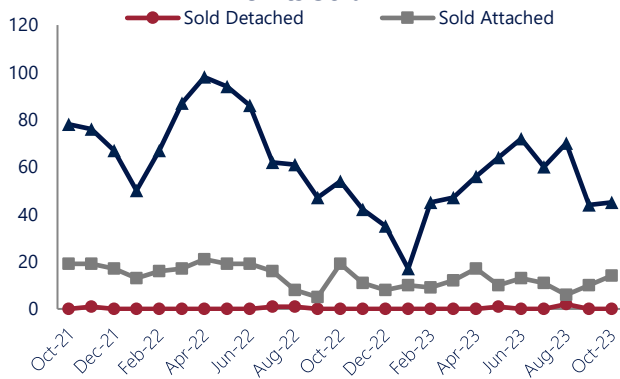
### Days On Market

20



**Down -5%**  
Vs. Year Ago

### Units Sold\*



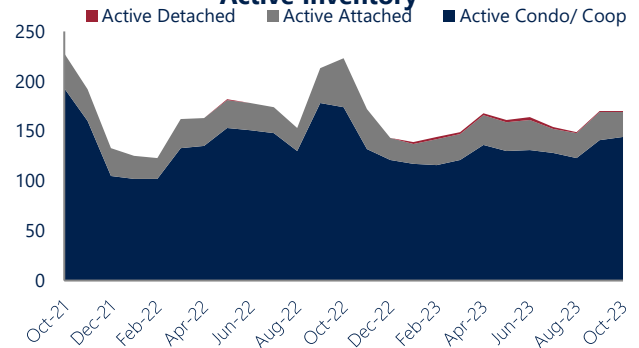
### Units Sold

There was an increase in total units sold in October, with 59 sold this month in Adams Morgan and U Street versus 54 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 19% versus October 2022.

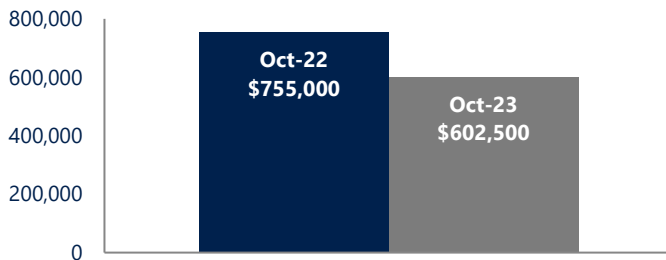
### Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 24%. The total number of active inventory this October was 170 compared to 223 in October 2022. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Adams Morgan and U Street Homes was \$755,000. This October, the median sale price was \$602,500, a decrease of 20% or \$152,500 compared to last year. The current median sold price is 4% higher than in September.

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.

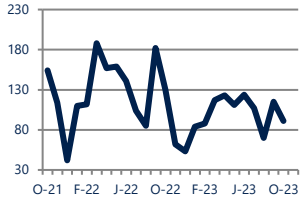




Zip Code(s): 20009

### New Listings

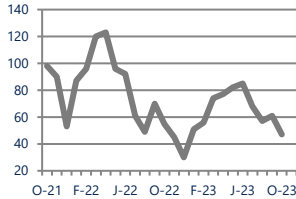
91



**Down -30%**  
Vs. Year Ago

### Current Contracts

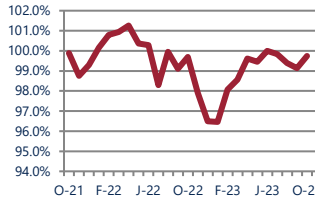
47



**Down -15%**  
Vs. Year Ago

### Sold Vs. List Price

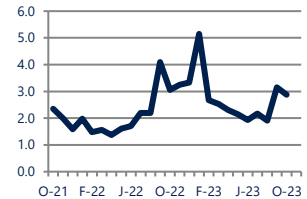
99.7%



**No Change**  
Vs. Year Ago

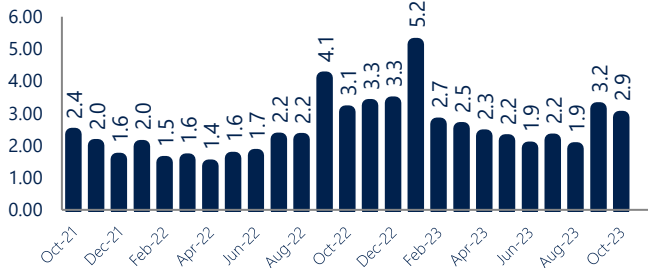
### Months of Supply

2.9



**Down -6%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

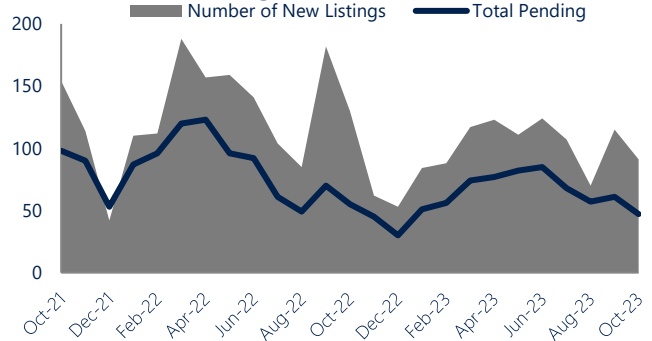
In October, there was 2.9 months of supply available in Adams Morgan and U Street, compared to 3.1 in October 2022. That is a decrease of 6% versus a year ago.

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.

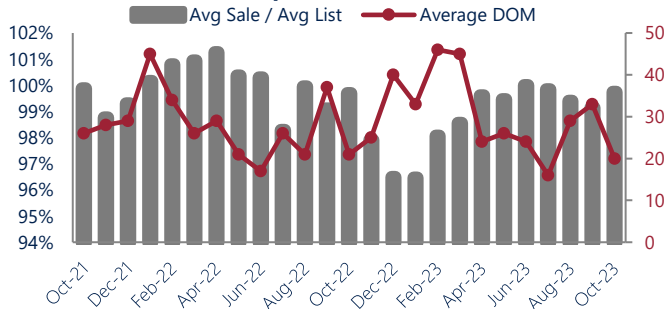
### New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Adams Morgan and U Street compared to 130 in October 2022, a decrease of 30%. There were 47 current contracts pending sale this October compared to 55 a year ago. The number of current contracts is 15% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Adams Morgan and U Street was 99.7% 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 20, lower than the average last year, which was 21, a decrease of 5%.



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