



The Long & Foster Market Minute™

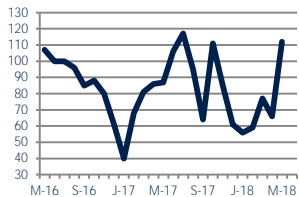
Focus On: Adams Morgan and U Street Housing Market

May 2018

Zip Code(s): 20009

Units Sold

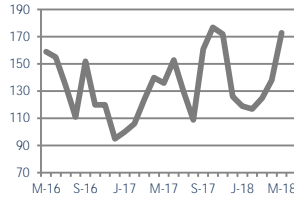
112



Up 29%
Vs. Year Ago

Active Inventory

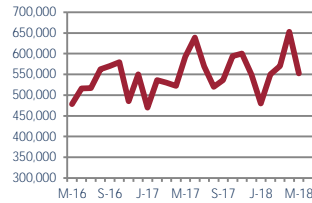
173



Up 27%
Vs. Year Ago

Median Sale Price

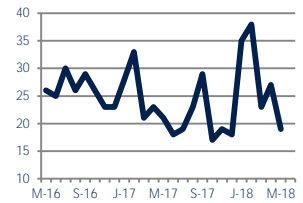
\$552,500



Down -7%
Vs. Year Ago

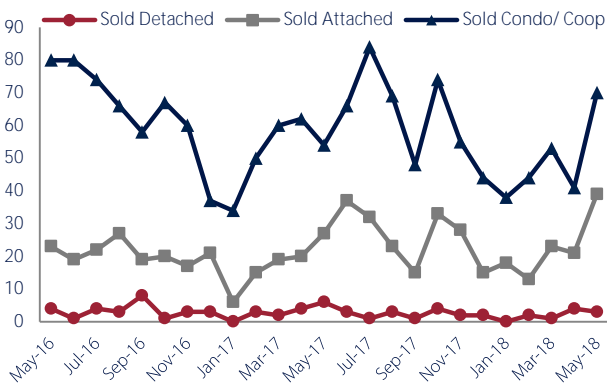
Days On Market

19



Down -10%
Vs. Year Ago

Units Sold*



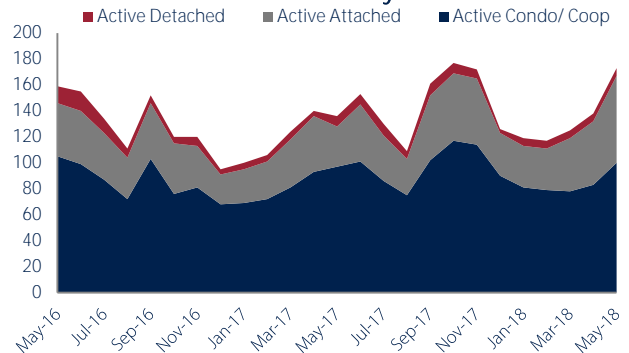
Units Sold

There was an increase in total units sold in May, with 112 sold this month in Adams Morgan and U Street. This month's total units sold was higher than at this time last year.

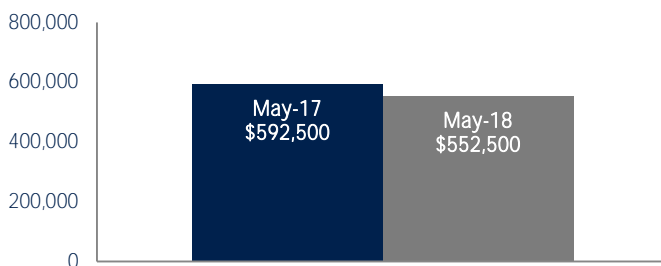
Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 27%. The total number of active inventory this May was 173 compared to 136 in May 2017. This month's total of 173 is higher than the previous month's total supply of available inventory of 138, an increase of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Adams Morgan and U Street Homes was \$592,500. This May, the median sale price was \$552,500, a decrease of 7% or \$40,000 compared to last year. The current median sold price is 15% lower than in April.

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.

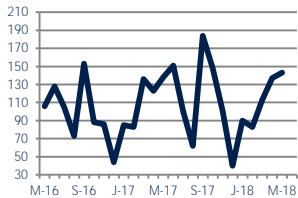
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Zip Code(s): 20009

New Listings

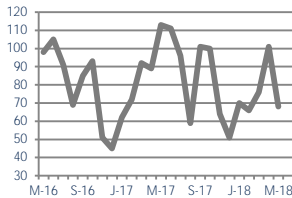
143



Up 4%
Vs. Year Ago

Current Contracts

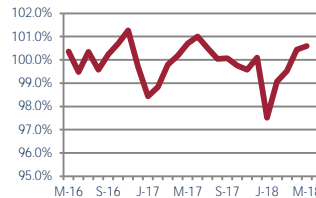
68



Down -40%
Vs. Year Ago

Sold Vs. List Price

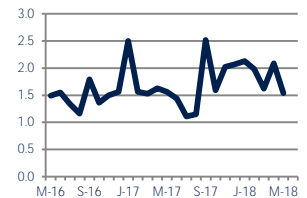
100.6%



No Change
Vs. Year Ago

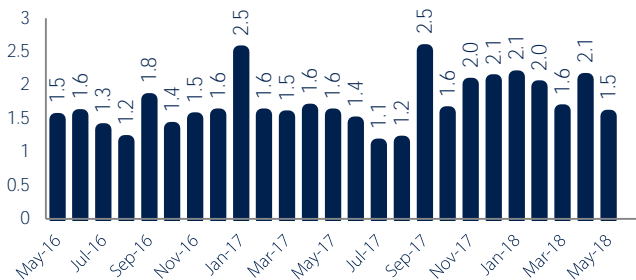
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

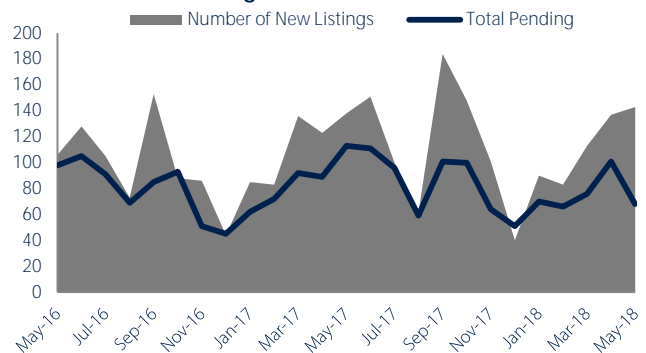
In May, there was 1.5 months of supply available in Adams Morgan and U Street. The amount of supply is similar compared to a year ago.

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.

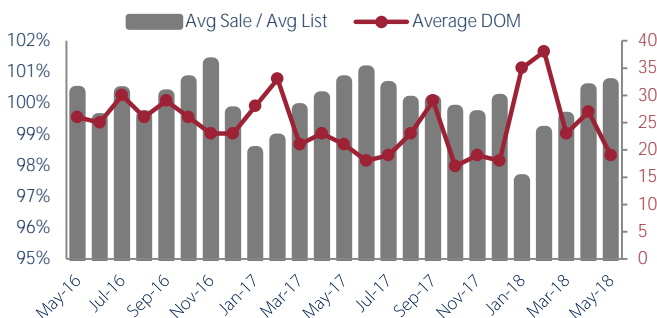
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Adams Morgan and U Street compared to 138 in May 2017, an increase of 4%. There were 68 current contracts pending sale this May compared to 113 a year ago. The number of current contracts is 40% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Adams Morgan and U Street was 100.6% 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 19, lower than the average last year, which was 21, a decrease of 10%.



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