

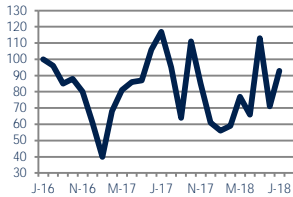
Focus On: Adams Morgan and U Street Housing Market

July 2018

Zip Code(s): 20009

Units Sold

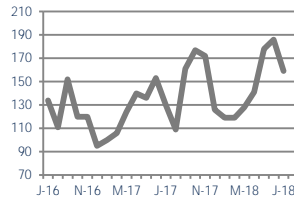
93



Down -21%
Vs. Year Ago

Active Inventory

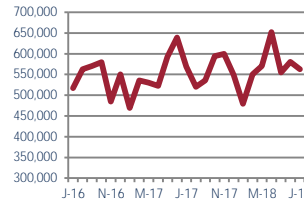
159



Up 22%
Vs. Year Ago

Median Sale Price

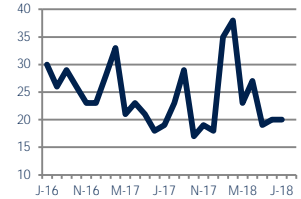
\$563,000



Down -1%
Vs. Year Ago

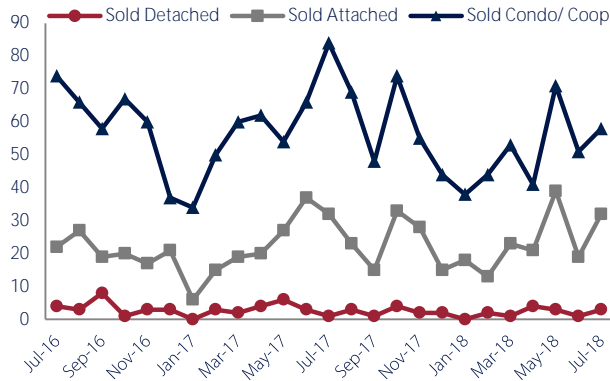
Days On Market

20



Up 5%
Vs. Year Ago

Units Sold*



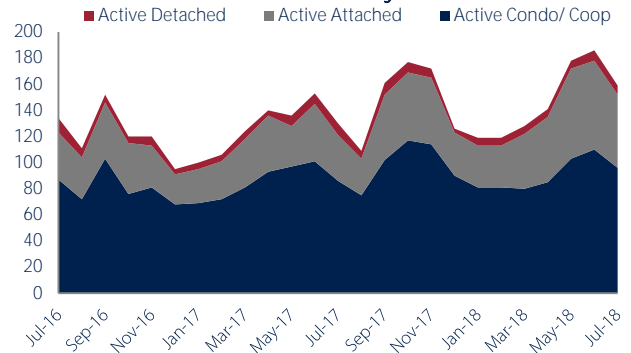
Units Sold

There was an increase in total units sold in July, with 93 sold this month in Adams Morgan and U Street versus 71 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 21% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 22%. The total number of active inventory this July was 159 compared to 130 in July 2017. This month's total of 159 is lower than the previous month's total supply of available inventory of 186, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Adams Morgan and U Street Homes was \$569,000. This July, the median sale price was \$563,000, a decrease of 1% or \$6,000 compared to last year. The current median sold price is 3% lower than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



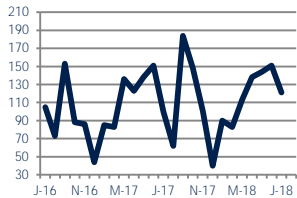
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July 2018

Zip Code(s): 20009

New Listings

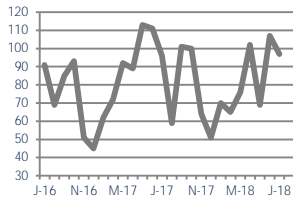
121



Up 21%
Vs. Year Ago

Current Contracts

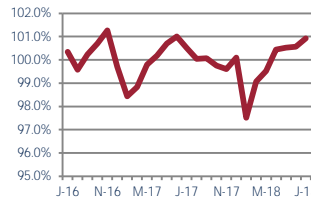
97



Up 1%
Vs. Year Ago

Sold Vs. List Price

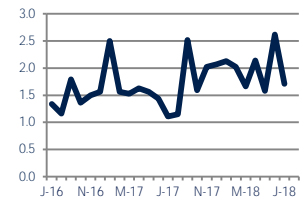
100.9%



No Change
Vs. Year Ago

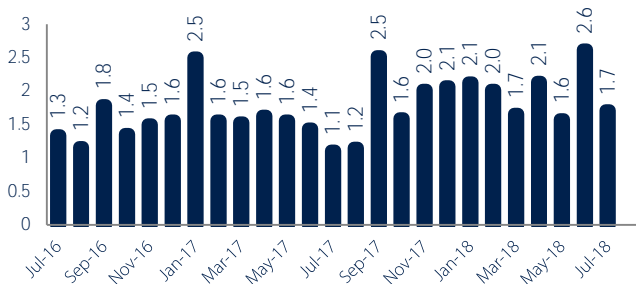
Months of Supply

1.7



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

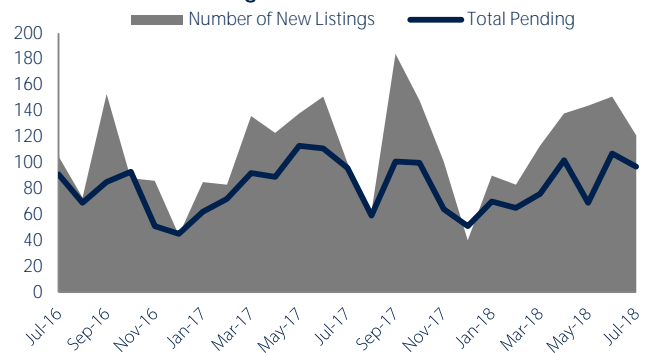
In July, there was 1.7 months of supply available in Adams Morgan and U Street, compared to 1.1 in July 2017. That is an increase of 54% versus a year ago.

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.

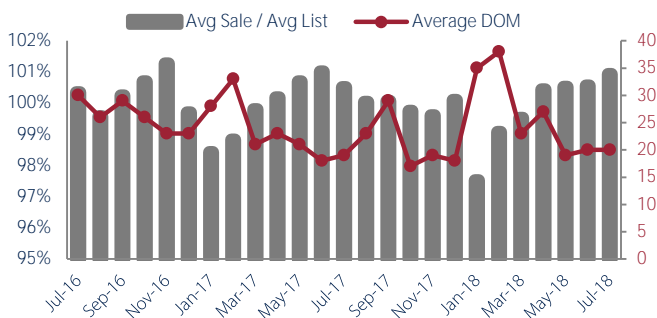
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Adams Morgan and U Street compared to 100 in July 2017, an increase of 21%. There were 97 current contracts pending sale this July compared to 96 a year ago. The number of current contracts is 1% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Adams Morgan and U Street was 100.9% 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, higher than the average last year, which was 19, an increase of 5%.



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