

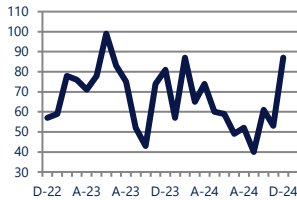
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANACOSTIA AND HILLCREST HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20019, 20020 and 20032

Units Sold

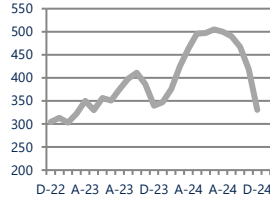
87



Up 7%
Vs. Year Ago

Active Inventory

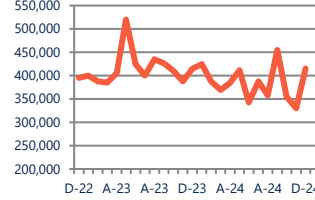
331



Down -3%
Vs. Year Ago

Median Sale Price

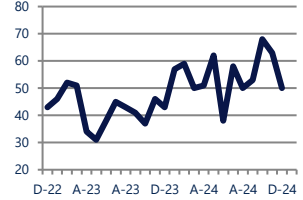
\$415,000



No Change
Vs. Year Ago

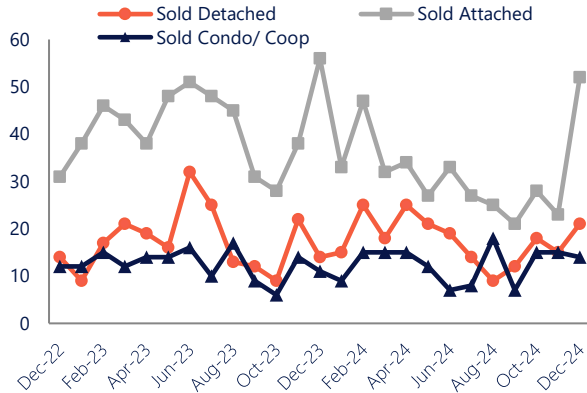
Days On Market

50



Up 16%
Vs. Year Ago

Units Sold*



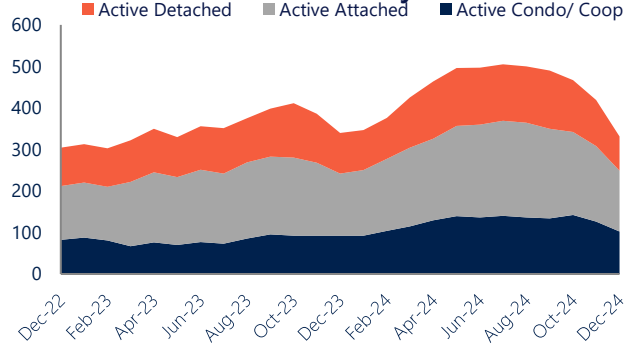
Units Sold

There was an increase in total units sold in December, with 87 sold this month in Anacostia and Hillcrest. This month's total units sold was higher than at this time last year.

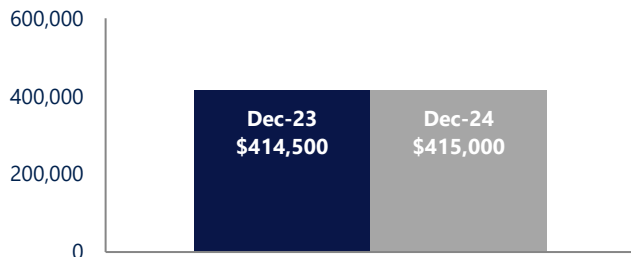
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 3%. The total number of active inventory this December was 331 compared to 340 in December 2023. This month's total of 331 is lower than the previous month's total supply of available inventory of 419, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Anacostia and Hillcrest Homes was \$414,500. This December, the median sale price was \$415,000, which is similar compared to a year ago. The current median sold price is 26% higher than in November.

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

Anacostia and Hillcrest are defined as properties in zip codes 20019/20020/20032.

*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.

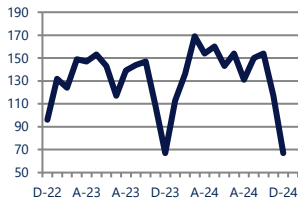
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Zip Code(s): 20019, 20020 and 20032

New Listings

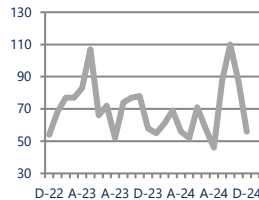
67



No Change
Vs. Year Ago

Current Contracts

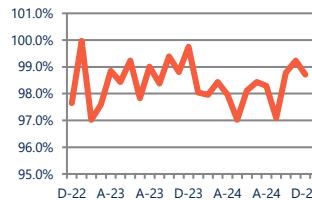
56



Down -3%
Vs. Year Ago

Sold Vs. List Price

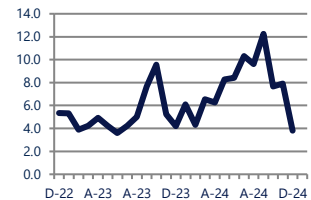
98.7%



Down -1%
Vs. Year Ago

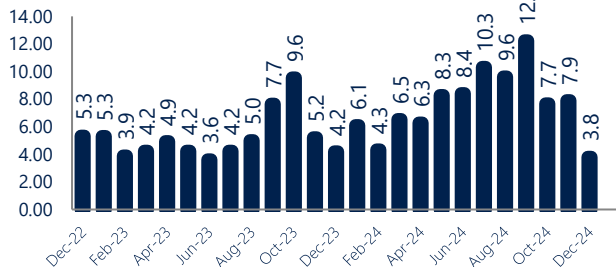
Months of Supply

3.8



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

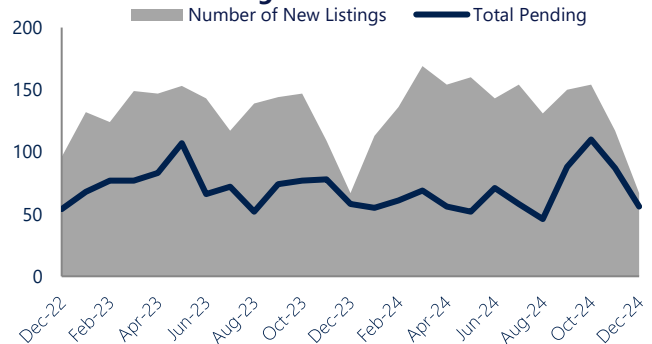
In December, there was 3.8 months of supply available in Anacostia and Hillcrest, compared to 4.2 in December 2023. That is a decrease of 9% versus a year ago.

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.

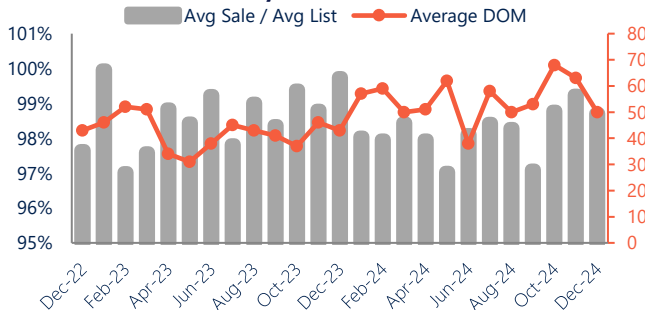
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Anacostia and Hillcrest, which is similar to the amount in December 2023. There were 56 current contracts pending sale this December compared to 58 a year ago. The number of current contracts is 3% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Anacostia and Hillcrest was 98.7% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 43, an increase of 16%.

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