



The Long & Foster Market Minute™

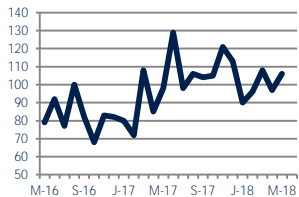
Focus On: Anacostia and Hillcrest Housing Market

May 2018

Zip Code(s): 20019, 20020 and 20032

Units Sold

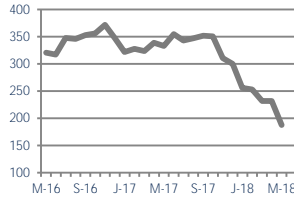
106



Up 8%
Vs. Year Ago

Active Inventory

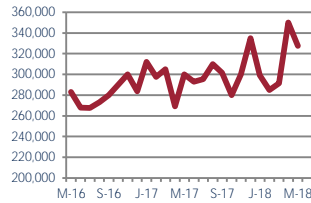
188



Down -44%
Vs. Year Ago

Median Sale Price

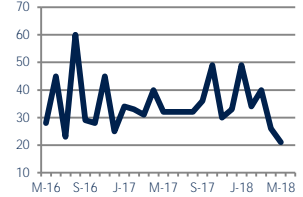
\$327,500



Up 9%
Vs. Year Ago

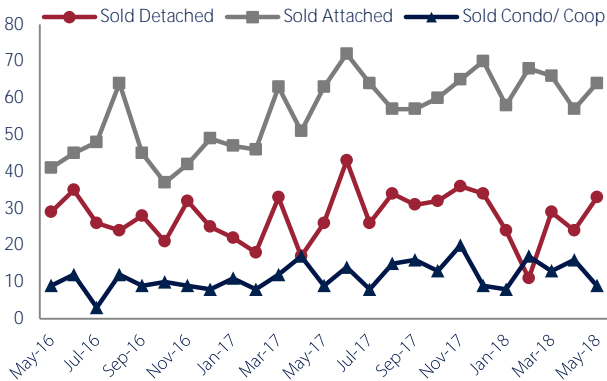
Days On Market

21



Down -34%
Vs. Year Ago

Units Sold*



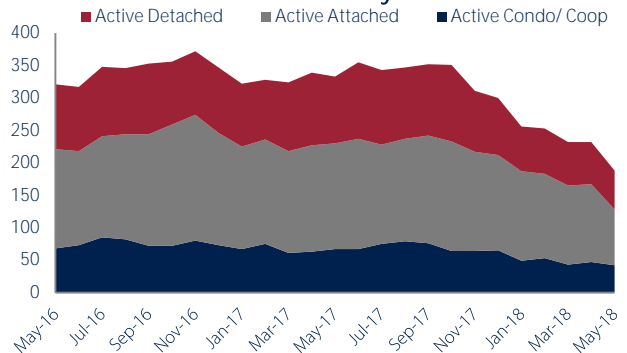
Units Sold

There was an increase in total units sold in May, with 106 sold this month in Anacostia and Hillcrest versus 97 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 8% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 145 units or 44%. The total number of active inventory this May was 188 compared to 333 in May 2017. This month's total of 188 is lower than the previous month's total supply of available inventory of 232, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Anacostia and Hillcrest Homes was \$299,950. This May, the median sale price was \$327,500, an increase of 9% or \$27,550 compared to last year. The current median sold price is 6% 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.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



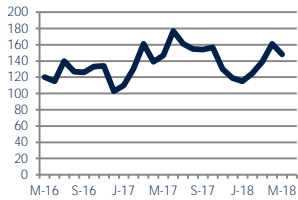
Focus On: Anacostia and Hillcrest Housing Market

May 2018

Zip Code(s): 20019, 20020 and 20032

New Listings

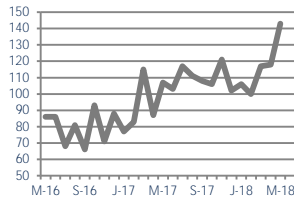
148



Up 1%
Vs. Year Ago

Current Contracts

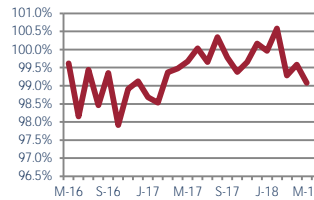
143



Up 34%
Vs. Year Ago

Sold Vs. List Price

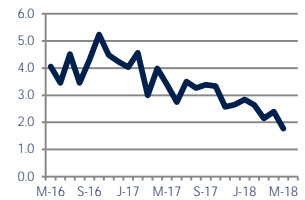
99.1%



Down -0.6%
Vs. Year Ago

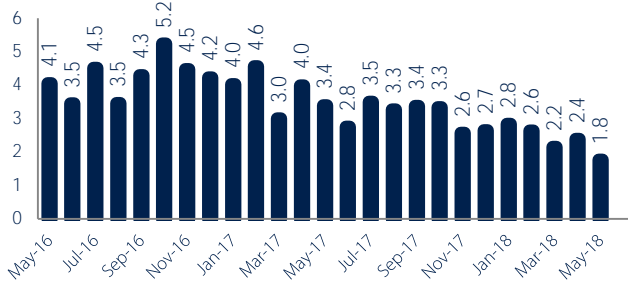
Months of Supply

1.8



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

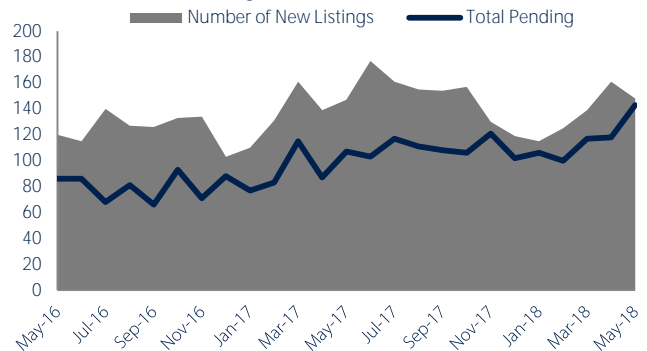
In May, there was 1.8 months of supply available in Anacostia and Hillcrest, compared to 3.4 in May 2017. That is a decrease of 48% versus a year ago.

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.

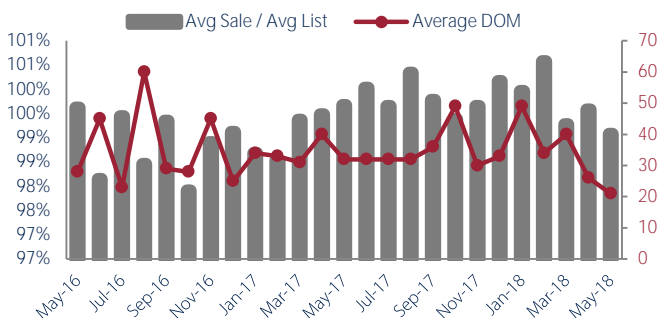
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Anacostia and Hillcrest compared to 147 in May 2017, an increase of 1%. There were 143 current contracts pending sale this May compared to 107 a year ago. The number of current contracts is 34% higher 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 Anacostia and Hillcrest was 99.1% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 32, a decrease of 34%.



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 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.

