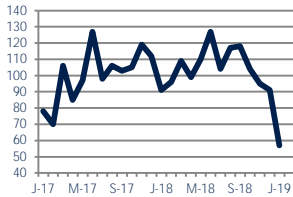


## Focus On: Anacostia and Hillcrest Housing Market

January 2019

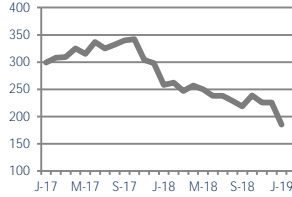
Zip Code(s): 20019, 20020 and 20032

**Units Sold**  
57



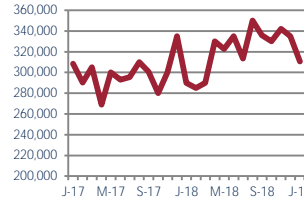
**Down**  
Vs. Year Ago

**Active Inventory**  
185



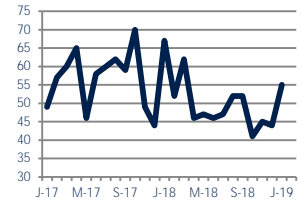
**Down -28%**  
Vs. Year Ago

**Median Sale Price**  
\$310,500



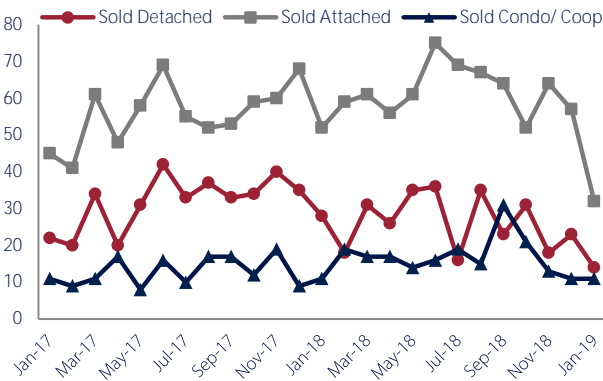
**Up 7%**  
Vs. Year Ago

**Days On Market**  
55



**Down -18%**  
Vs. Year Ago

### Units Sold\*



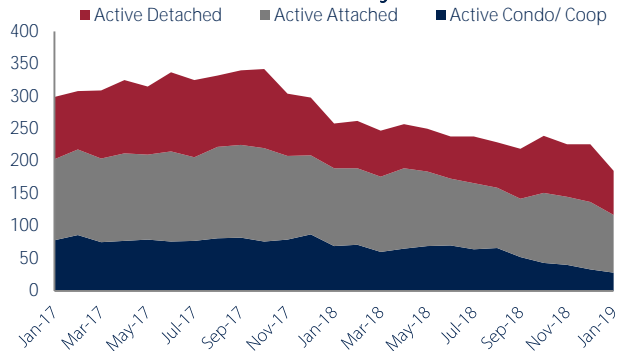
### Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Anacostia and Hillcrest. This month's total units sold was lower than at this time last year.

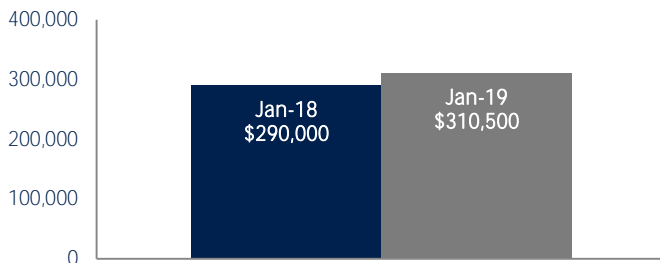
### Active Inventory

Versus last year, the total number of homes available this month is lower by 73 units or 28%. The total number of active inventory this January was 185 compared to 258 in January 2018. This month's total of 185 is lower than the previous month's total supply of available inventory of 226, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Anacostia and Hillcrest Homes was \$290,000. This January, the median sale price was \$310,500, an increase of 7% or \$20,500 compared to last year. The current median sold price is 7% lower than in December.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





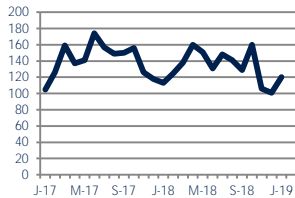
## Focus On: Anacostia and Hillcrest Housing Market

January 2019

Zip Code(s): 20019, 20020 and 20032

### New Listings

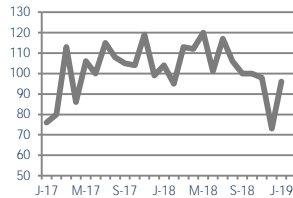
120



Up 6%  
Vs. Year Ago

### Current Contracts

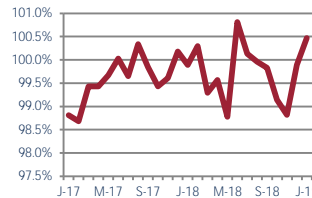
96



Down -8%  
Vs. Year Ago

### Sold Vs. List Price

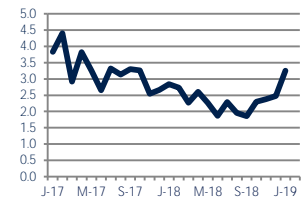
100.5%



Up 0.6%  
Vs. Year Ago

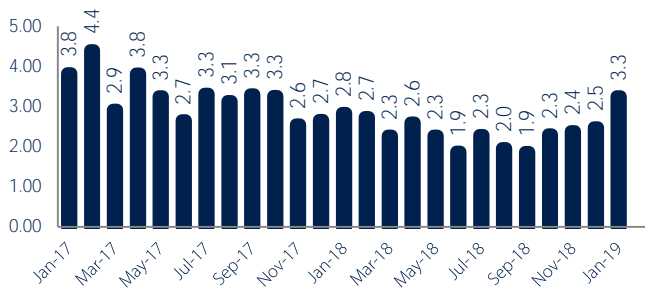
### Months of Supply

3.3



Up 14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

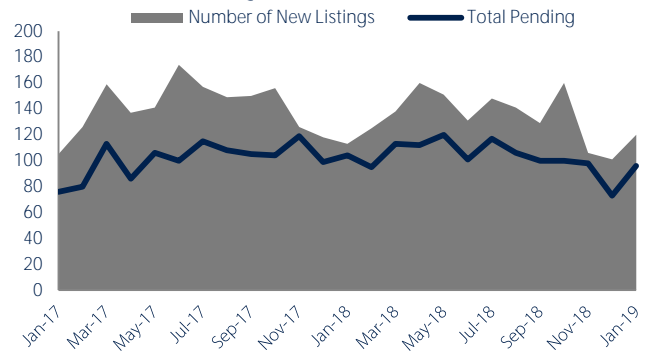
In January, there was 3.2 months of supply available in Anacostia and Hillcrest, compared to 2.8 in January 2018. That is an increase of 14% versus a year ago.

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.

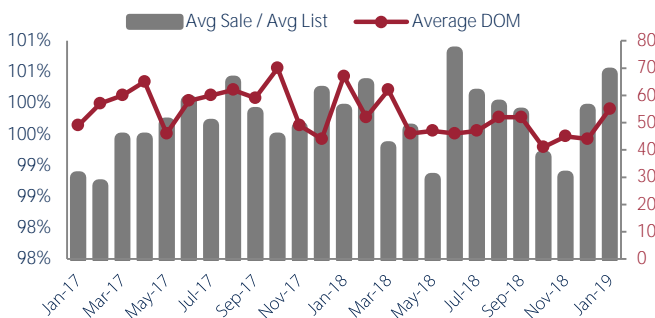
### New Listings & Current Contracts

This month there were 120 homes newly listed for sale in Anacostia and Hillcrest compared to 113 in January 2018, an increase of 6%. There were 96 current contracts pending sale this January compared to 104 a year ago. The number of current contracts is 8% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Anacostia and Hillcrest was 100.5% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 67, a decrease of 18%.



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.

