

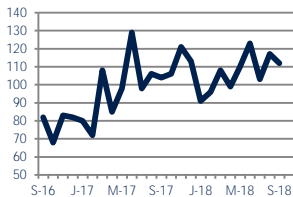
Focus On: Anacostia and Hillcrest Housing Market

September 2018

Zip Code(s): 20019, 20020 and 20032

Units Sold

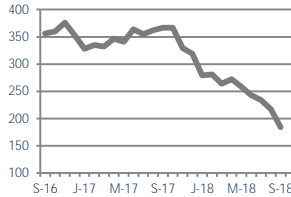
112



Up 8%
Vs. Year Ago

Active Inventory

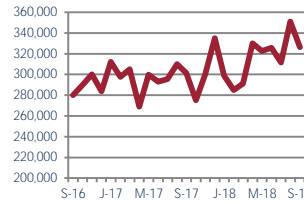
184



Down -50%
Vs. Year Ago

Median Sale Price

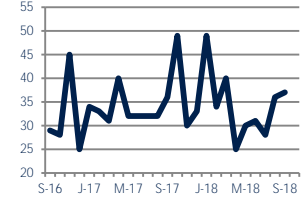
\$326,331



Up 8%
Vs. Year Ago

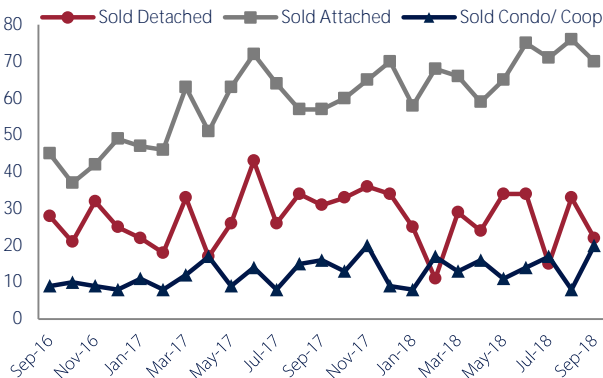
Days On Market

37



Up 3%
Vs. Year Ago

Units Sold*



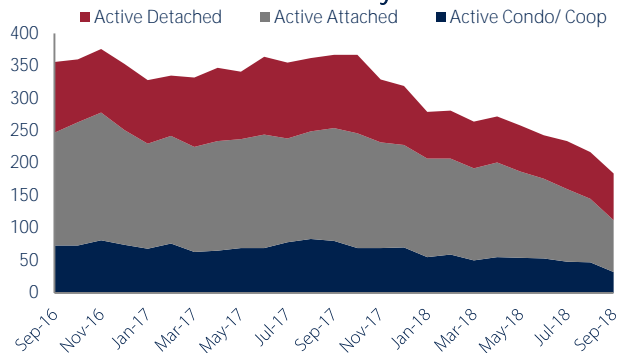
Units Sold

There was a decrease in total units sold in September, with 112 sold this month in Anacostia and Hillcrest versus 117 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 8% versus September 2017.

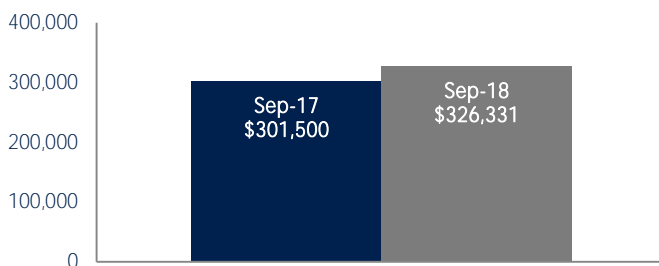
Active Inventory

Versus last year, the total number of homes available this month is lower by 183 units or 50%. The total number of active inventory this September was 184 compared to 367 in September 2017. This month's total of 184 is lower than the previous month's total supply of available inventory of 217, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Anacostia and Hillcrest Homes was \$301,500. This September, the median sale price was \$326,331, an increase of 8% or \$24,831 compared to last year. The current median sold price is 7% lower than in August.

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.



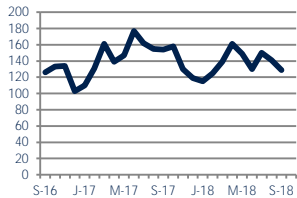
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September 2018

Zip Code(s): 20019, 20020 and 20032

New Listings

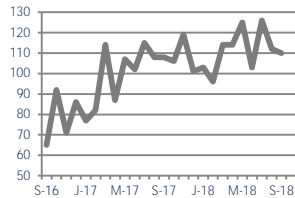
129



Down -16%
Vs. Year Ago

Current Contracts

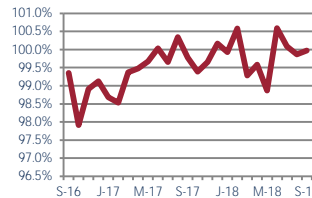
110



Up 2%
Vs. Year Ago

Sold Vs. List Price

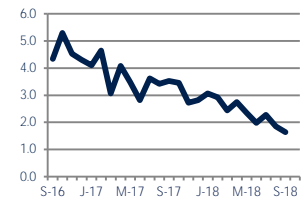
100.0%



No Change
Vs. Year Ago

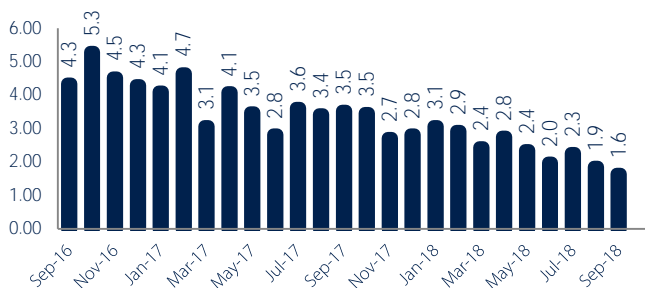
Months of Supply

1.6



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 1.6 months of supply available in Anacostia and Hillcrest, compared to 3.5 in September 2017. That is a decrease of 53% versus a year ago.

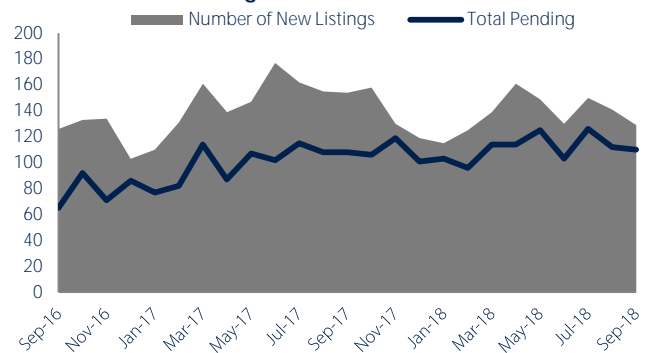
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

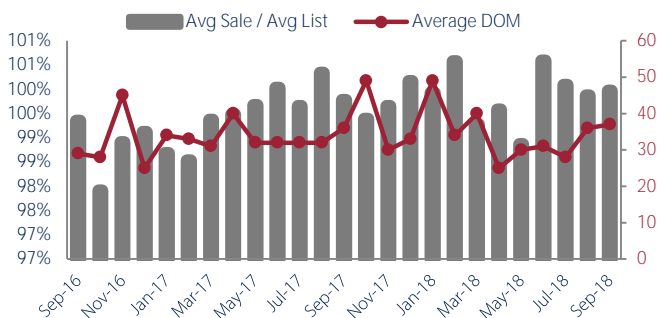
This month there were 129 homes newly listed for sale in Anacostia and Hillcrest compared to 154 in September 2017, a decrease of 16%.

There were 110 current contracts pending sale this September compared to 108 a year ago. The number of current contracts is 2% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Anacostia and Hillcrest was 100.0% 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 37, higher than the average last year, which was 36, an increase of 3%.



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