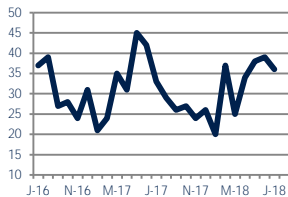


Zip Code(s): 20008

Units Sold

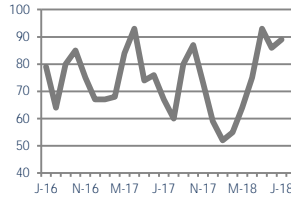
36



Up 9%
Vs. Year Ago

Active Inventory

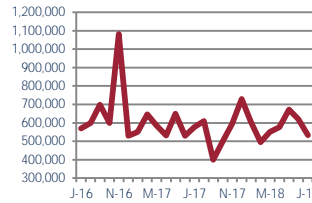
89



Up 33%
Vs. Year Ago

Median Sale Price

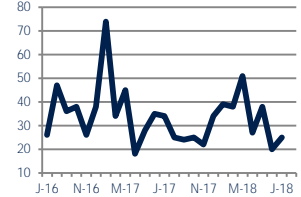
\$533,000



Down -7%
Vs. Year Ago

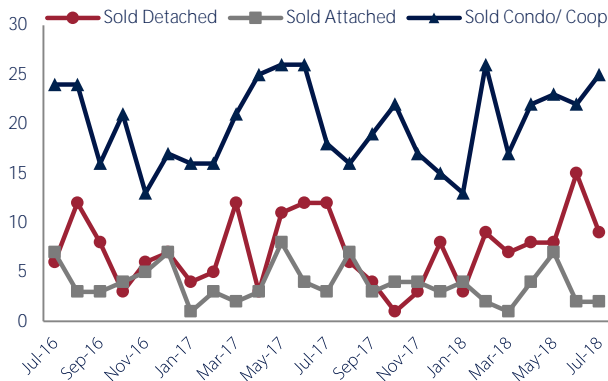
Days On Market

25



Down -26%
Vs. Year Ago

Units Sold*



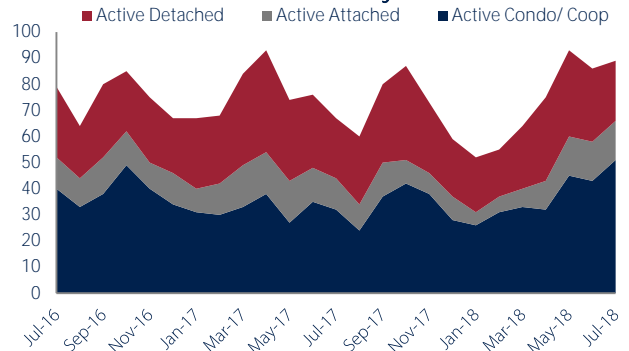
Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Cleveland Park and Kalorama versus 39 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

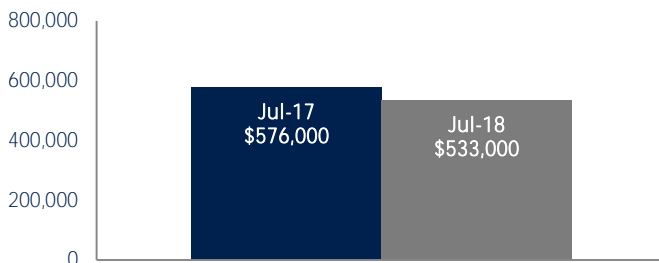
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 33%. The total number of active inventory this July was 89 compared to 67 in July 2017. This month's total of 89 is higher than the previous month's total supply of available inventory of 86, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Cleveland Park and Kalorama Homes was \$576,000. This July, the median sale price was \$533,000, a decrease of 7% or \$43,000 compared to last year. The current median sold price is 14% 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.

Cleveland Park and Kalorama are defined as properties in zip code 20008 and includes, but is not limited to these neighborhoods: Cleveland Park, Forest Hills, and Kalorama.

*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.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



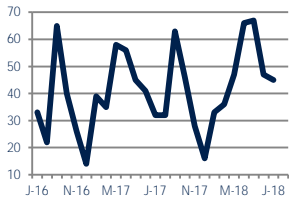
Focus On: Cleveland Park and Kalorama Housing Market

July 2018

Zip Code(s): 20008

New Listings

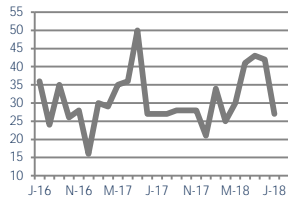
45



Up 41%
Vs. Year Ago

Current Contracts

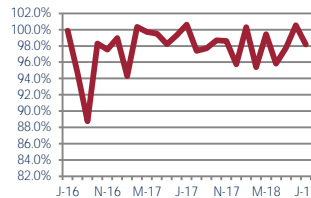
27



No Change
Vs. Year Ago

Sold Vs. List Price

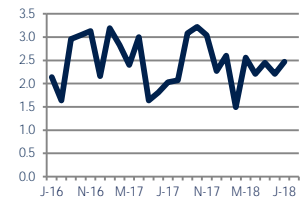
98.2%



Down -2.4%
Vs. Year Ago

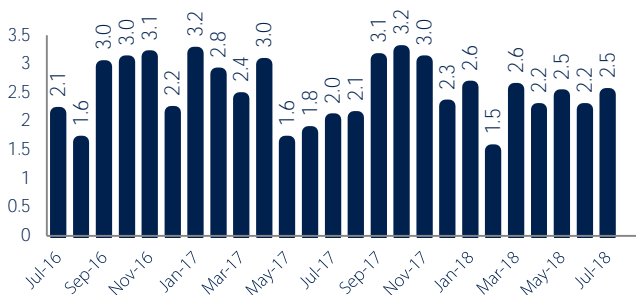
Months of Supply

2.5



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

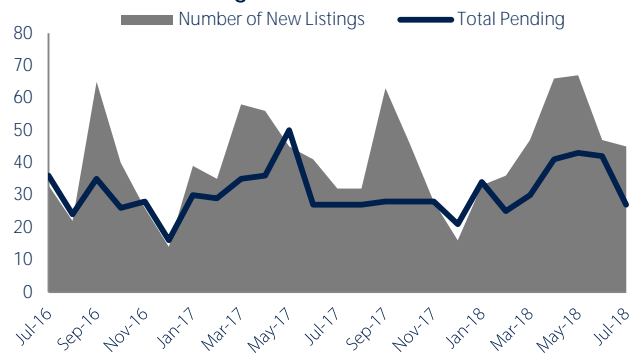
In July, there was 2.5 months of supply available in Cleveland Park and Kalorama, compared to 2.0 in July 2017. That is an increase of 22% versus a year ago.

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.

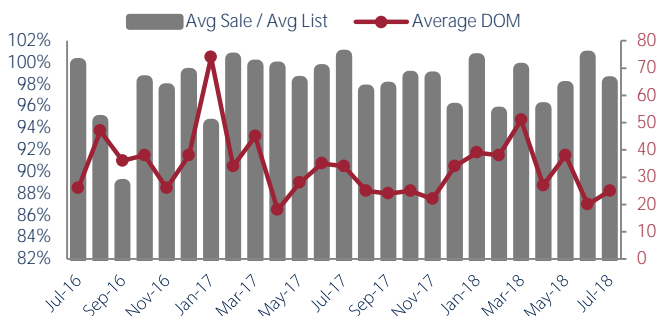
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Cleveland Park and Kalorama compared to 32 in July 2017, an increase of 41%. There were 27 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 36% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Cleveland Park and Kalorama was 98.2% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 34, a decrease of 26%.



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