

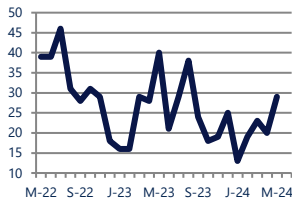
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **COLUMBIA HEIGHTS AND MT. PLEASANT HOUSING MARKET**

MAY 2024

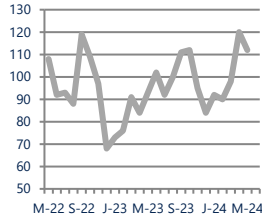
Zip Code(s): 20010

Units Sold
29



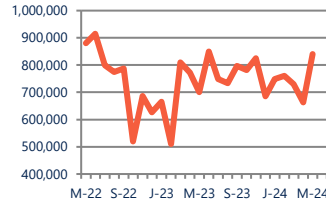
Down
Vs. Year Ago

Active Inventory
112



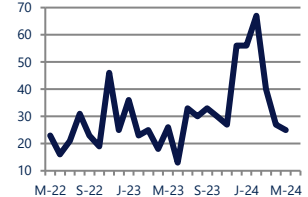
Up 20%
Vs. Year Ago

Median Sale Price
\$840,000



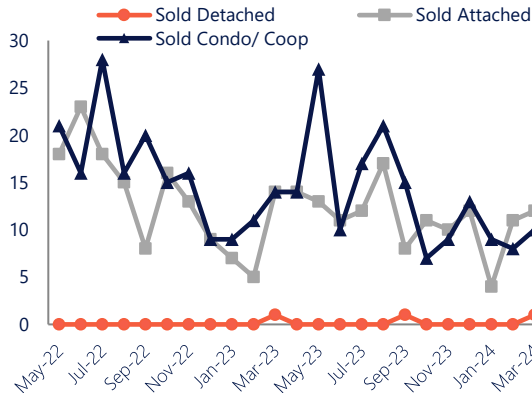
Up
Vs. Year Ago

Days On Market
25



Down -4%
Vs. Year Ago

Units Sold*



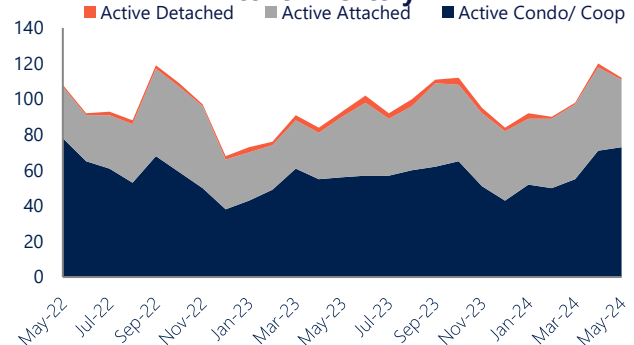
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 29 sold this month in Columbia Heights and Mt. Pleasant. This month's total units sold was lower than at this time last year, a decrease from May 2023.

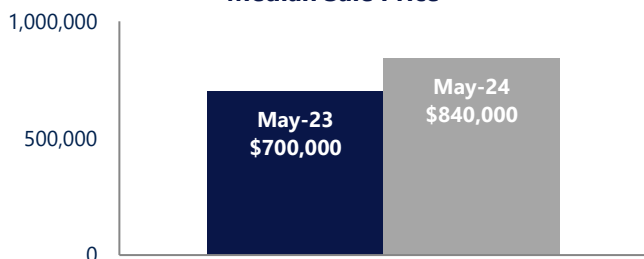
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 20%. The total number of active inventory this May was 112 compared to 93 in May 2023. This month's total of 112 is lower than the previous month's total supply of available inventory of 120, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$700,000. This May, the median sale price was \$840,000, an increase of \$140,000 compared to last year. The current median sold price is higher 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.

Columbia Heights and Mt. Pleasant are defined as properties in zip code 20010.

*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.

THE LONG & FOSTER MARKET MINUTE™

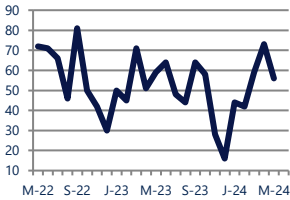
FOCUS ON: **COLUMBIA HEIGHTS AND MT. PLEASANT HOUSING MARKET**

MAY 2024

Zip Code(s): 20010

New Listings

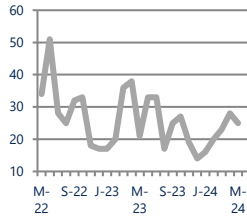
56



Down -5%
Vs. Year Ago

Current Contracts

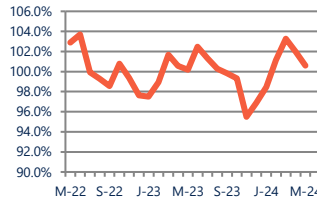
25



Up 19%
Vs. Year Ago

Sold Vs. List Price

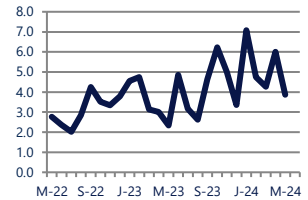
100.6%



No Change
Vs. Year Ago

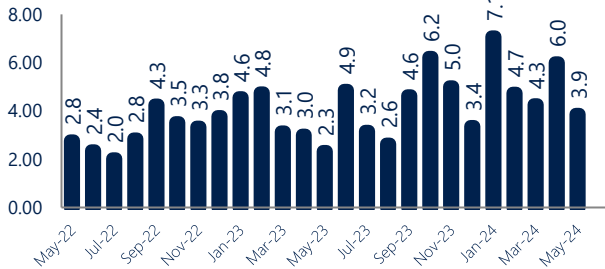
Months of Supply

3.9



Up 66%
Vs. Year Ago

Months Of Supply



Months of Supply

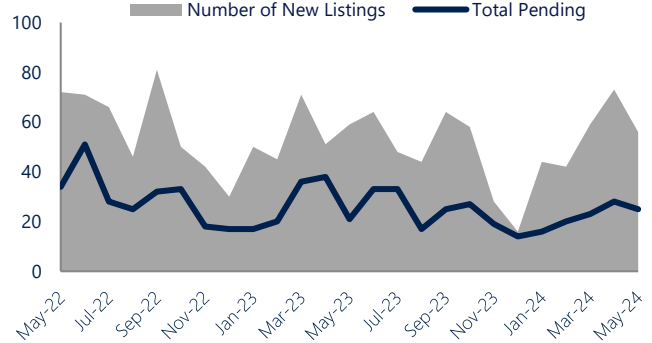
In May, there was 3.9 months of supply available in Columbia Heights and Mt. Pleasant, compared to 2.3 in May 2023. That is an increase of 66% versus a year ago.

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.

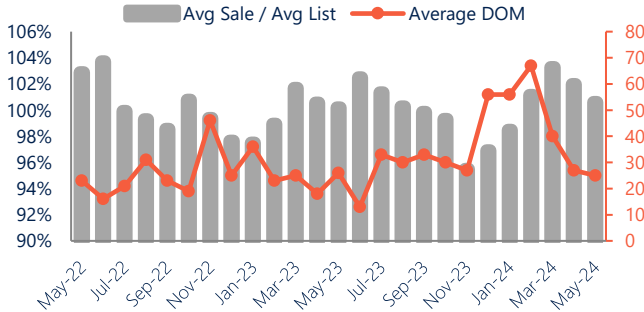
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 59 in May 2023, a decrease of 5%. There were 25 current contracts pending sale this May compared to 21 a year ago. The number of current contracts is 19% 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 Columbia Heights and Mt. Pleasant was 100.6% 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 25, lower than the average last year, which was 26, a decrease of 4%.

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