



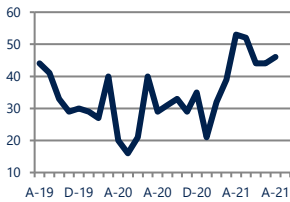
Focus On: Foggy Bottom and West End Housing Market

August 2021

Zip Code(s): 20036 and 20037

Units Sold

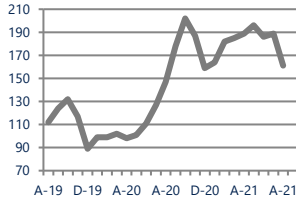
46



Up
Vs. Year Ago

Active Inventory

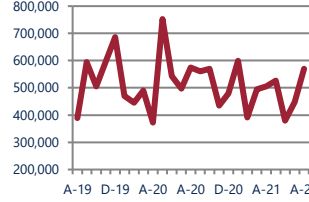
161



Up 10%
Vs. Year Ago

Median Sale Price

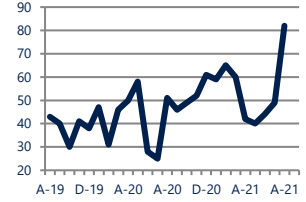
\$570,000



Down -1%
Vs. Year Ago

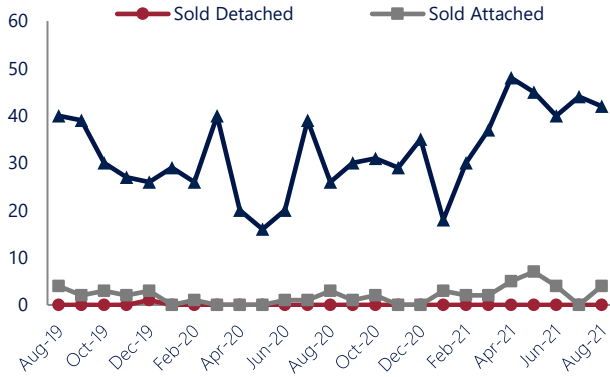
Days On Market

82



Up 61%
Vs. Year Ago

Units Sold*



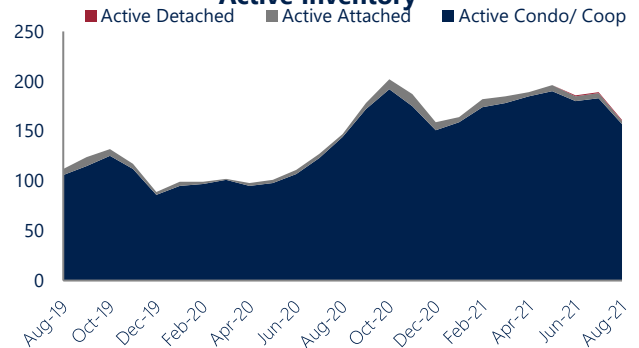
Units Sold

There was an increase in total units sold in August, with 46 sold this month in Foggy Bottom and West End. This month's total units sold was higher than at this time last year.

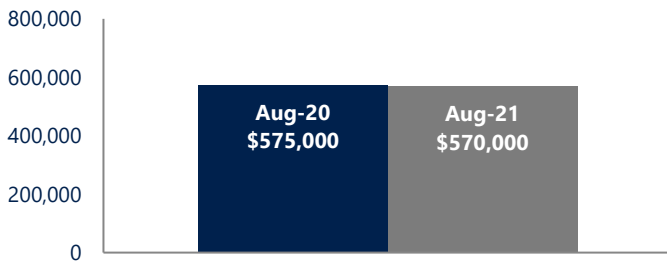
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 10%. The total number of active inventory this August was 161 compared to 147 in August 2020. This month's total of 161 is lower than the previous month's total supply of available inventory of 189, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Foggy Bottom and West End Homes was \$575,000. This August, the median sale price was \$570,000, a decrease of \$5,000 compared to last year. The current median sold price is higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Foggy Bottom and West End are defined as properties in zip codes 20036/20037.

*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.

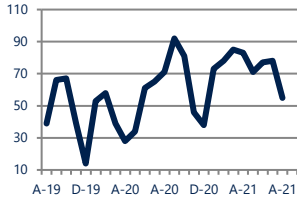




Zip Code(s): 20036 and 20037

New Listings

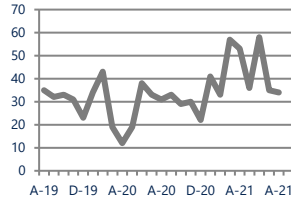
55



Down -23%
Vs. Year Ago

Current Contracts

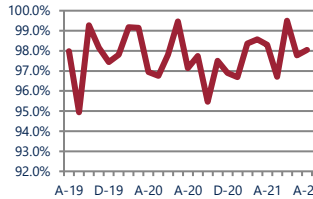
34



Up 10%
Vs. Year Ago

Sold Vs. List Price

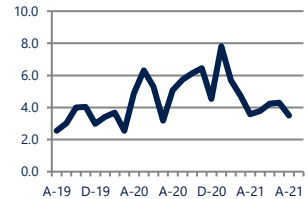
98.1%



Up 0.9%
Vs. Year Ago

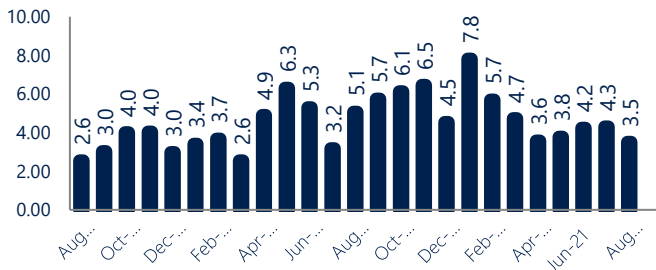
Months of Supply

3.5



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

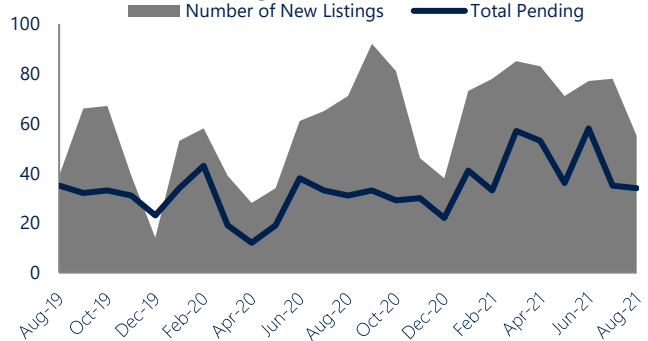
In August, there was 3.5 months of supply available in Foggy Bottom and West End, compared to 5.1 in August 2020. That is a decrease of 31% versus a year ago.

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.

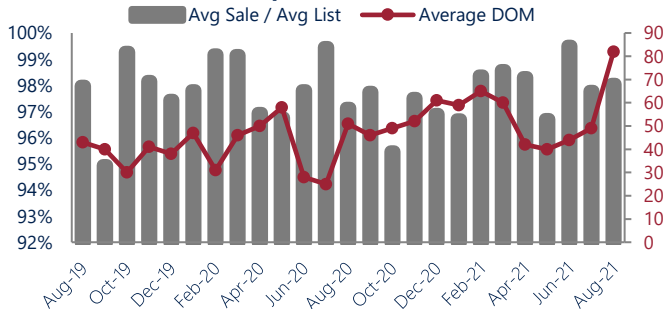
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Foggy Bottom and West End compared to 71 in August 2020, a decrease of 23%. There were 34 current contracts pending sale this August compared to 31 a year ago. The number of current contracts is 10% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Foggy Bottom and West End was 98.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 82, higher than the average last year, which was 51, an increase of 61%.

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