

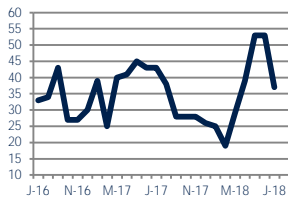
Focus On: Logan Circle and Dupont Housing Market

July 2018

Zip Code(s): 20005 and 20036

Units Sold

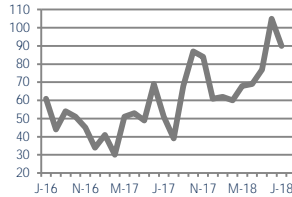
37



Down -14%
Vs. Year Ago

Active Inventory

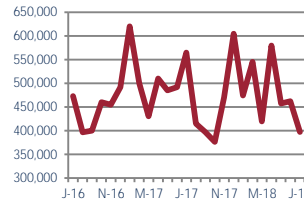
90



Up 76%
Vs. Year Ago

Median Sale Price

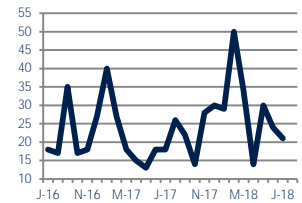
\$397,500



Down
Vs. Year Ago

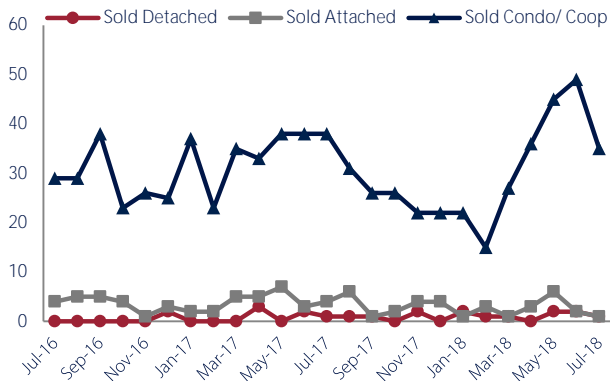
Days On Market

21



Up 17%
Vs. Year Ago

Units Sold*



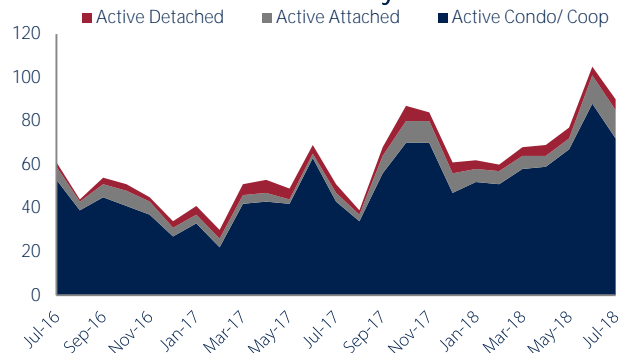
Units Sold

There was a decrease in total units sold in July, with 37 sold this month in Logan Circle and Dupont versus 53 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 39 units or 76%. The total number of active inventory this July was 90 compared to 51 in July 2017. This month's total of 90 is lower than the previous month's total supply of available inventory of 105, a decrease of 14%.

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 July, the median sale price for Logan Circle and Dupont Homes was \$565,000. This July, the median sale price was \$397,500, a decrease of \$167,500 compared to last year. The current median sold price is 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.

Logan Circle and Dupont are defined as properties in zip codes 20005 and 20036.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



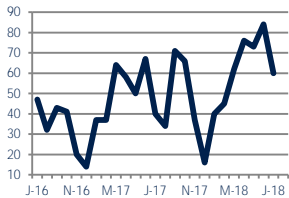
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July 2018

Zip Code(s): 20005 and 20036

New Listings

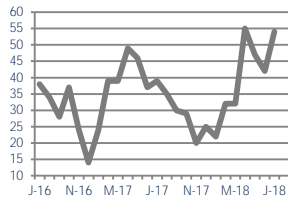
60



Up 50%
Vs. Year Ago

Current Contracts

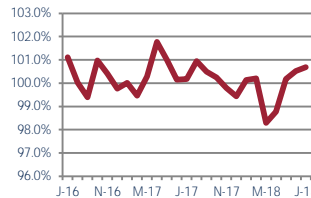
54



Up 38%
Vs. Year Ago

Sold Vs. List Price

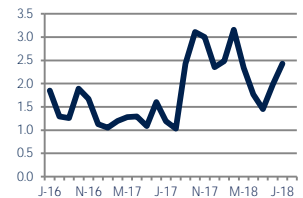
100.7%



Up 0.5%
Vs. Year Ago

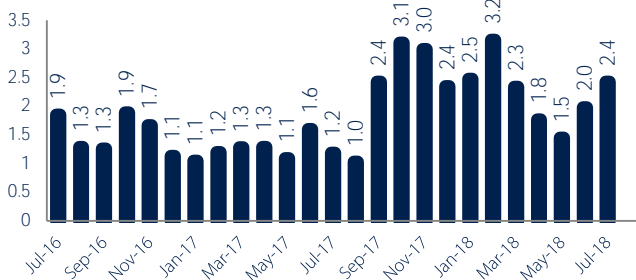
Months of Supply

2.4



Up 104%
Vs. Year Ago

Months Of Supply



Months of Supply

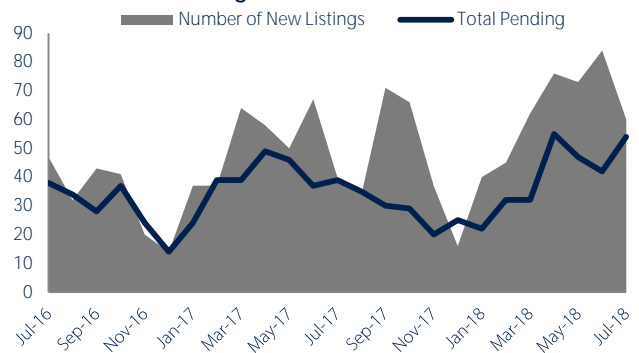
In July, there was 2.4 months of supply available in Logan Circle and Dupont, compared to 1.2 in July 2017. That is an increase of 105% versus a year ago.

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.

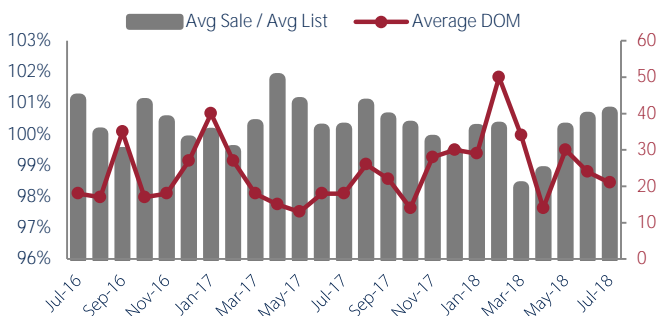
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Logan Circle and Dupont compared to 40 in July 2017, an increase of 50%. There were 54 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 38% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Logan Circle and Dupont was 100.7% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 18, an increase of 17%.



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