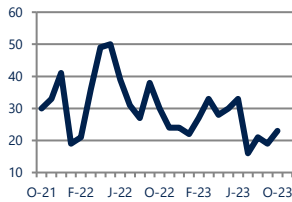


## Focus On: Logan Circle and Dupont Housing Market

October 2023

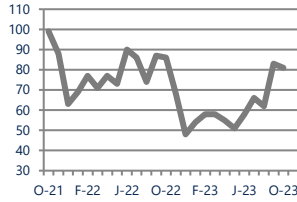
Zip Code(s): 20005 and 20036

### Units Sold 23



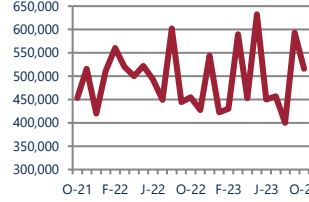
**Down -23%**  
Vs. Year Ago

### Active Inventory 81



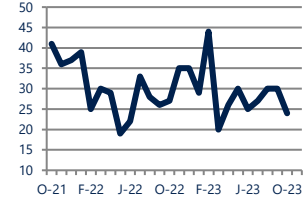
**Down -6%**  
Vs. Year Ago

### Median Sale Price \$516,000



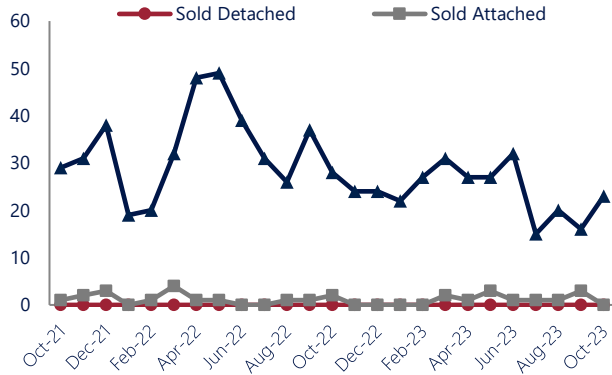
**Up 13%**  
Vs. Year Ago

### Days On Market 24



**Down -11%**  
Vs. Year Ago

### Units Sold\*



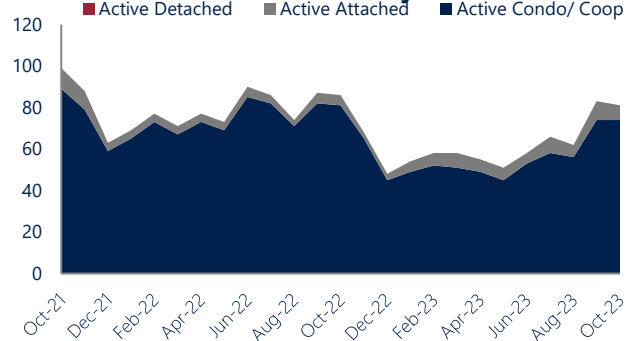
### Units Sold

There was an increase in total units sold in October, with 23 sold this month in Logan Circle and Dupont versus 19 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 23% versus October 2022.

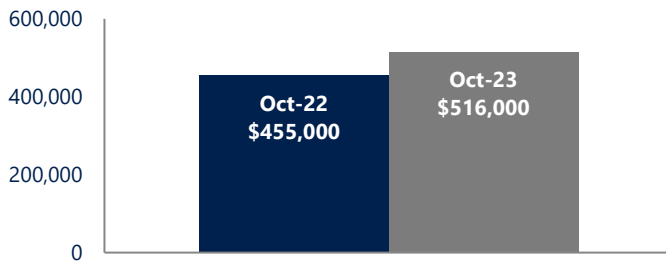
### Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 6%. The total number of active inventory this October was 81 compared to 86 in October 2022. This month's total of 81 is lower than the previous month's total supply of available inventory of 83, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Logan Circle and Dupont Homes was \$455,000. This October, the median sale price was \$516,000, an increase of 13% or \$61,000 compared to last year. The current median sold price is 13% lower than in September.

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 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.

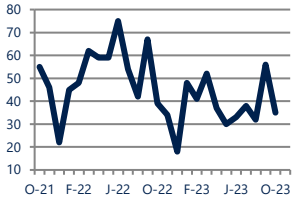




Zip Code(s): 20005 and 20036

### New Listings

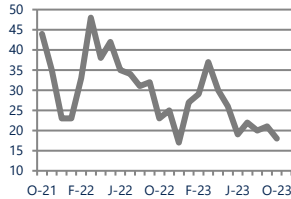
35



Down -10%  
Vs. Year Ago

### Current Contracts

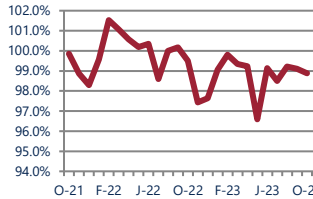
18



Down -22%  
Vs. Year Ago

### Sold Vs. List Price

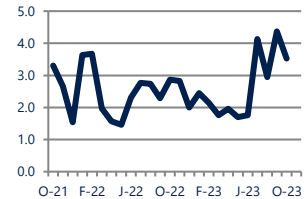
98.9%



Down -0.6%  
Vs. Year Ago

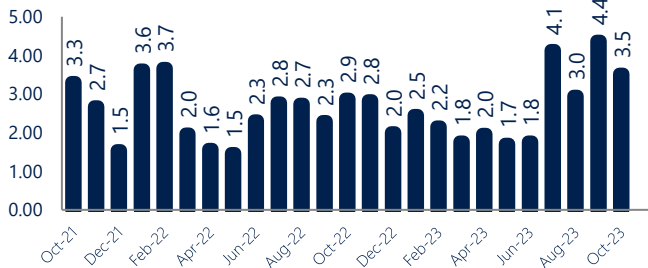
### Months of Supply

3.5



Up 23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

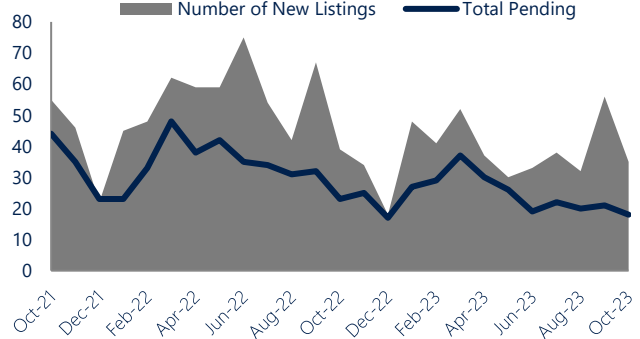
In October, there was 3.5 months of supply available in Logan Circle and Dupont, compared to 2.9 in October 2022. That is an increase of 23% versus a year ago.

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.

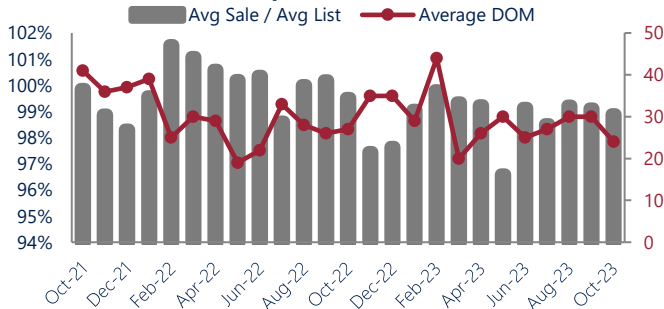
### New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Logan Circle and Dupont compared to 39 in October 2022, a decrease of 10%. There were 18 current contracts pending sale this October compared to 23 a year ago. The number of current contracts is 22% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Logan Circle and Dupont was 98.9% of the average list price, which is 0.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 27, a decrease of 11%.

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