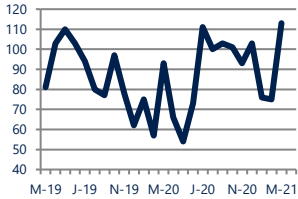




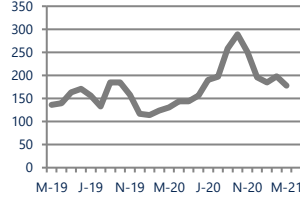
Zip Code(s): 20009

Units Sold
113



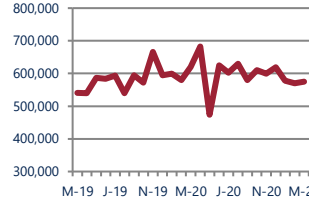
Up 22%
Vs. Year Ago

Active Inventory
178



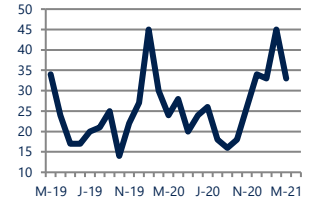
Up 36%
Vs. Year Ago

Median Sale Price
\$575,000



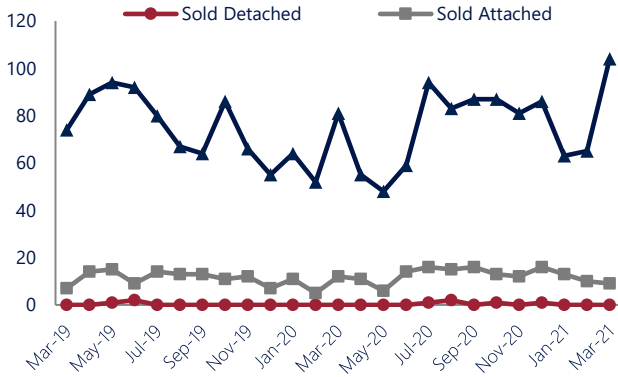
Down -7%
Vs. Year Ago

Days On Market
33



Up 38%
Vs. Year Ago

Units Sold*



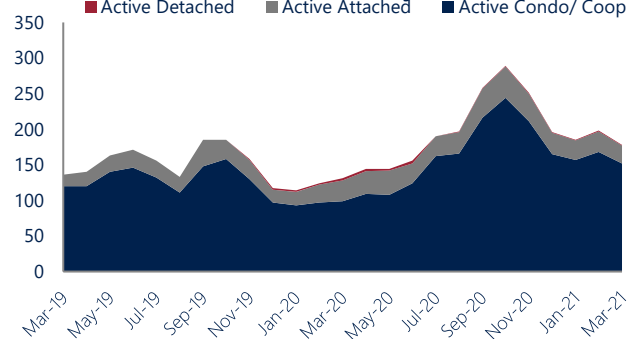
Units Sold

There was an increase in total units sold in March, with 113 sold this month in Adams Morgan and U Street. This month's total units sold was higher than at this time last year.

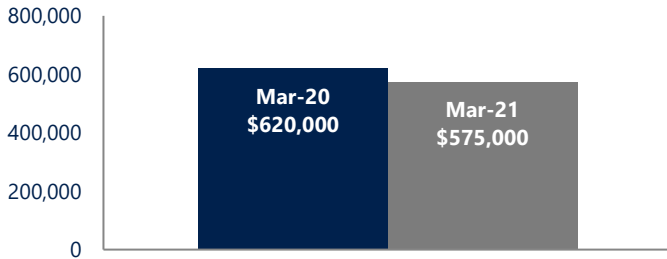
Active Inventory

Versus last year, the total number of homes available this month is higher by 47 units or 36%. The total number of active inventory this March was 178 compared to 131 in March 2020. This month's total of 178 is lower than the previous month's total supply of available inventory of 198, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Adams Morgan and U Street Homes was \$620,000. This March, the median sale price was \$575,000, a decrease of 7% or \$45,000 compared to last year. The current median sold price is 1% higher than in February.

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

Adams Morgan and U Street are defined as properties in zip code 20009

*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.

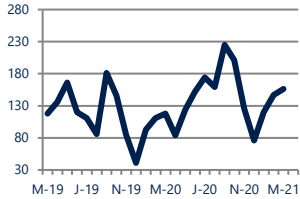




Zip Code(s): 20009

New Listings

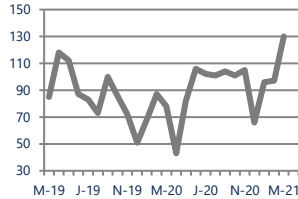
156



Up 32%
Vs. Year Ago

Current Contracts

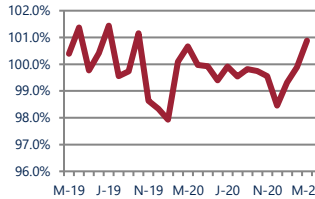
130



Up 67%
Vs. Year Ago

Sold Vs. List Price

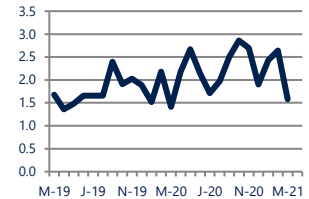
100.9%



No Change
Vs. Year Ago

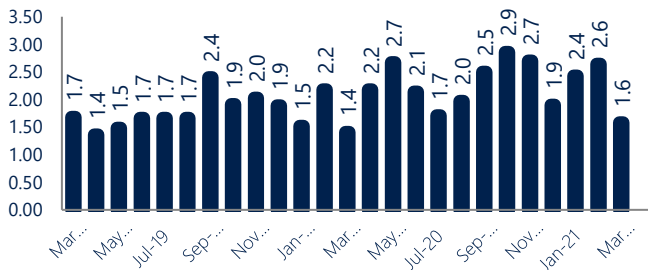
Months of Supply

1.6



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

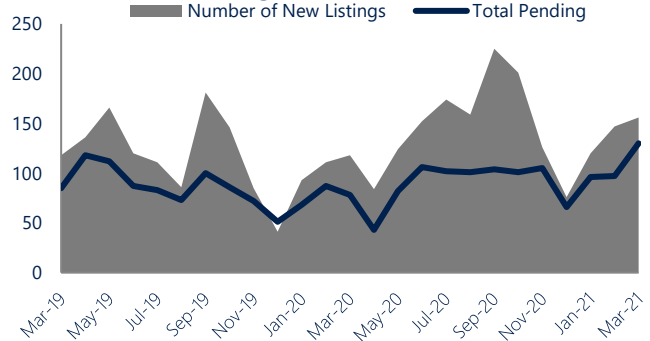
In March, there was 1.6 months of supply available in Adams Morgan and U Street, compared to 1.4 in March 2020. That is an increase of 12% versus a year ago.

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.

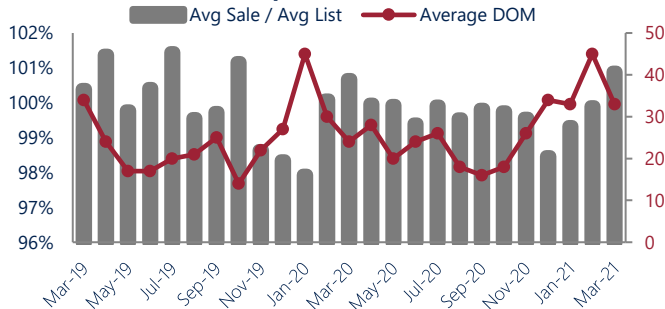
New Listings & Current Contracts

This month there were 156 homes newly listed for sale in Adams Morgan and U Street compared to 118 in March 2020, an increase of 32%. There were 130 current contracts pending sale this March compared to 78 a year ago. The number of current contracts is 67% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Adams Morgan and U Street was 100.9% 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 33, higher than the average last year, which was 24, an increase of 38%.



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