



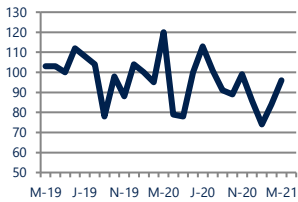
**Focus On: Anacostia and Hillcrest Housing Market**

March 2021

Zip Code(s): 20019, 20020 and 20032

**Units Sold**

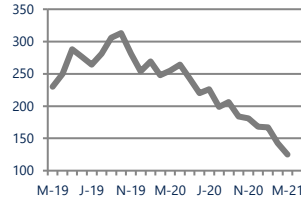
96



**Down -20%**  
Vs. Year Ago

**Active Inventory**

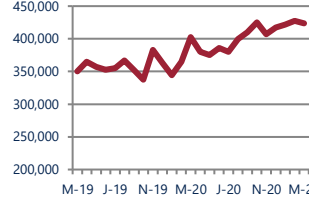
125



**Down -51%**  
Vs. Year Ago

**Median Sale Price**

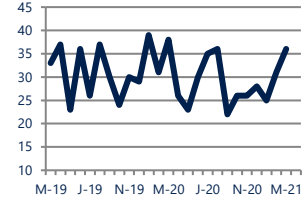
\$423,750



**Up 5%**  
Vs. Year Ago

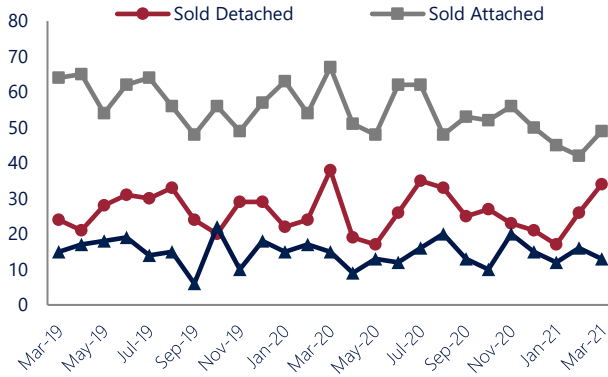
**Days On Market**

36



**Down -5%**  
Vs. Year Ago

**Units Sold\***



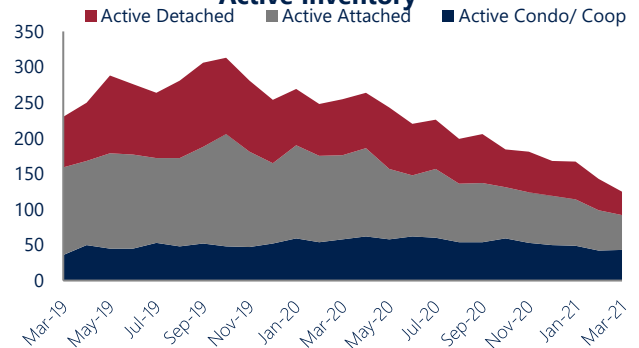
**Units Sold**

There was an increase in total units sold in March, with 96 sold this month in Anacostia and Hillcrest versus 84 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 20% versus March 2020.

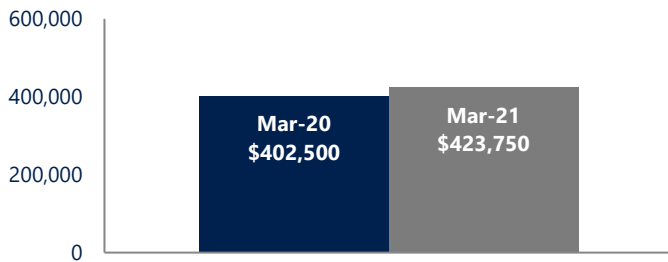
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 130 units or 51%. The total number of active inventory this March was 125 compared to 255 in March 2020. This month's total of 125 is lower than the previous month's total supply of available inventory of 143, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Anacostia and Hillcrest Homes was \$402,500. This March, the median sale price was \$423,750, an increase of 5% or \$21,250 compared to last year. The current median sold price is 1% lower 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.

Anacostia and Hillcrest are defined as properties in zip codes 20019/20020/20032.

\*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.





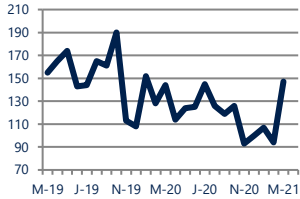
## Focus On: Anacostia and Hillcrest Housing Market

March 2021

Zip Code(s): 20019, 20020 and 20032

### New Listings

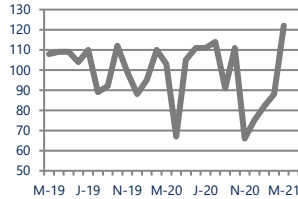
147



Up 2%  
Vs. Year Ago

### Current Contracts

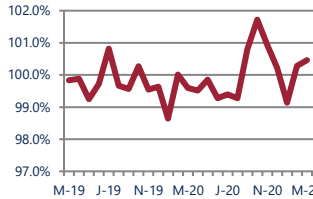
122



Up 18%  
Vs. Year Ago

### Sold Vs. List Price

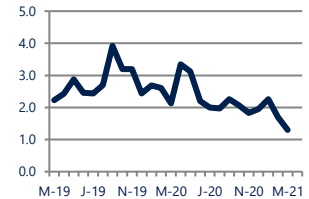
100.5%



Up 0.9%  
Vs. Year Ago

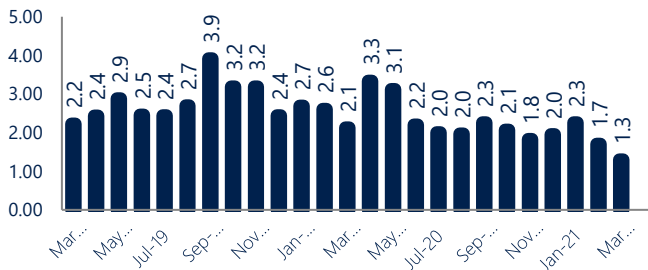
### Months of Supply

1.3



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

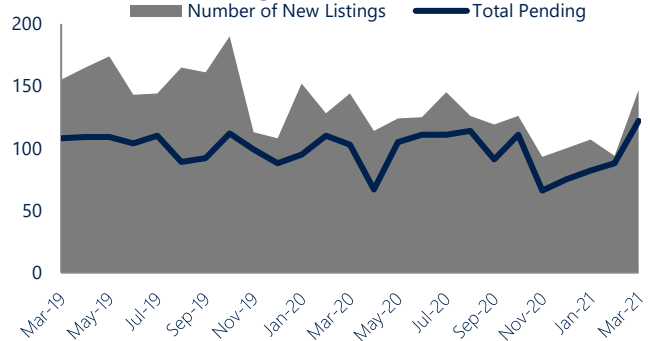
In March, there was 1.3 months of supply available in Anacostia and Hillcrest, compared to 2.1 in March 2020. That is a decrease of 39% versus a year ago.

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.

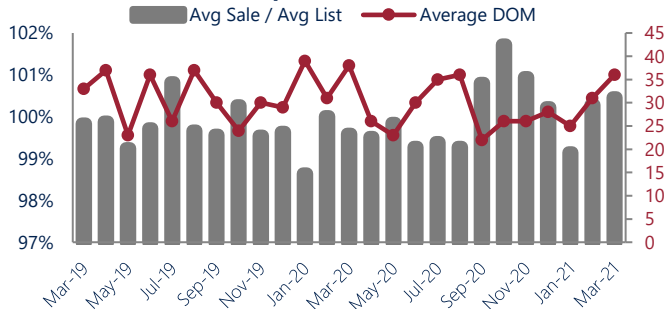
### New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Anacostia and Hillcrest compared to 144 in March 2020, an increase of 2%. There were 122 current contracts pending sale this March compared to 103 a year ago. The number of current contracts is 18% 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 Anacostia and Hillcrest was 100.5% 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 36, lower than the average last year, which was 38, a decrease of 5%.

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