



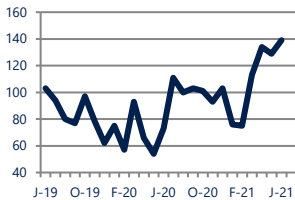
Focus On: Adams Morgan and U Street Housing Market

June 2021

Zip Code(s): 20009

Units Sold

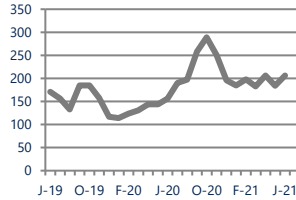
139



Up
Vs. Year Ago

Active Inventory

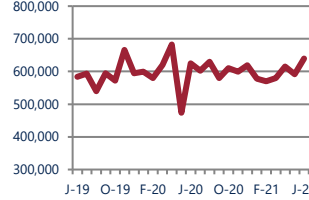
206



Up 32%
Vs. Year Ago

Median Sale Price

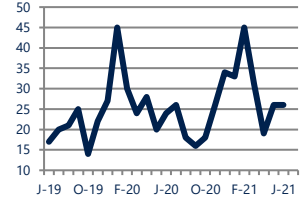
\$640,000



Up 2%
Vs. Year Ago

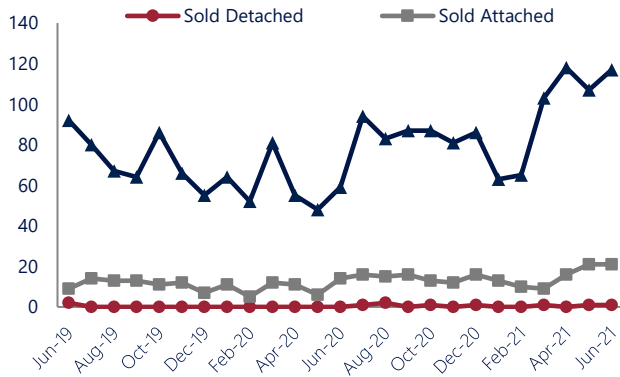
Days On Market

26



Up 8%
Vs. Year Ago

Units Sold*



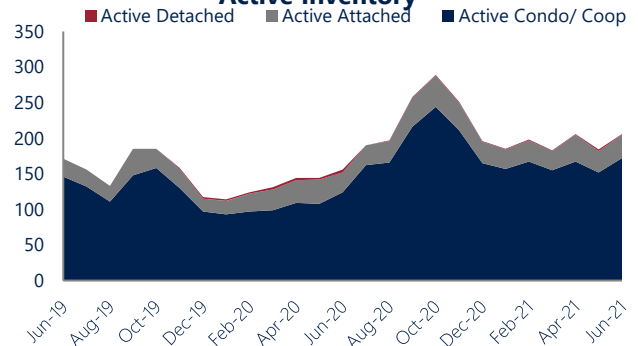
Units Sold

There was an increase in total units sold in June, with 139 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 50 units or 32%. The total number of active inventory this June was 206 compared to 156 in June 2020. This month's total of 206 is higher than the previous month's total supply of available inventory of 184, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Adams Morgan and U Street Homes was \$625,000. This June, the median sale price was \$640,000, an increase of 2% or \$15,000 compared to last year. The current median sold price is 8% higher than in May.

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.





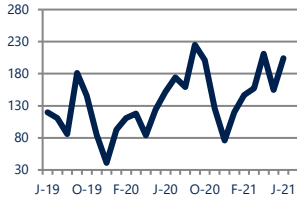
Focus On: Adams Morgan and U Street Housing Market

June 2021

Zip Code(s): 20009

New Listings

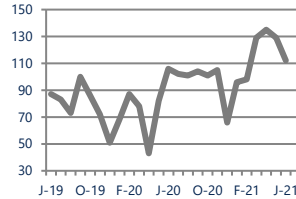
204



Up 34%
Vs. Year Ago

Current Contracts

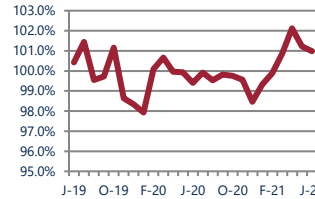
112



Up 6%
Vs. Year Ago

Sold Vs. List Price

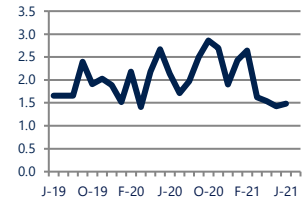
101.0%



Up 1.6%
Vs. Year Ago

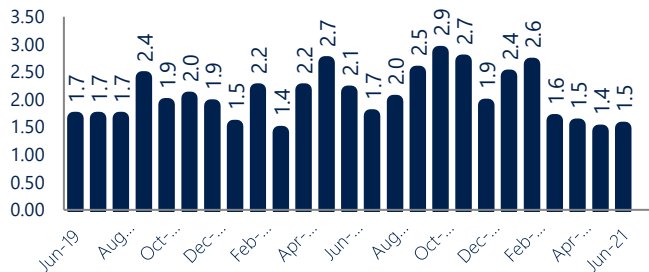
Months of Supply

1.5



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

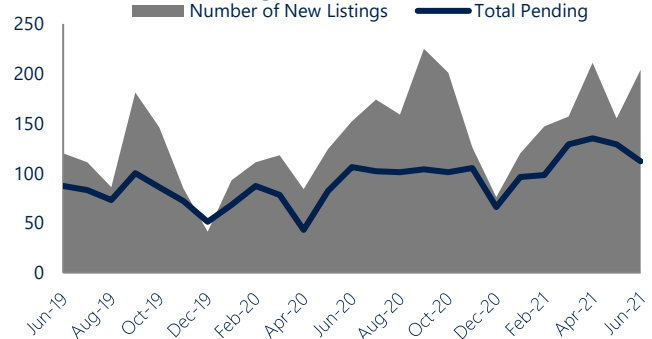
In June, there was 1.5 months of supply available in Adams Morgan and U Street, compared to 2.1 in June 2020. That is a decrease of 31% versus a year ago.

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.

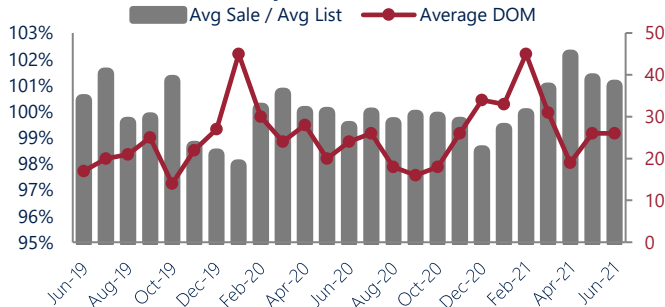
New Listings & Current Contracts

This month there were 204 homes newly listed for sale in Adams Morgan and U Street compared to 152 in June 2020, an increase of 34%. There were 112 current contracts pending sale this June compared to 106 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Adams Morgan and U Street was 101.0% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 24, an increase of 8%.

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