



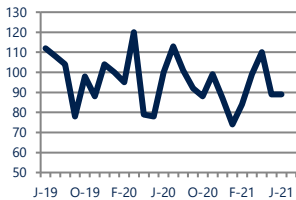
Focus On: Anacostia and Hillcrest Housing Market

June 2021

Zip Code(s): 20019, 20020 and 20032

Units Sold

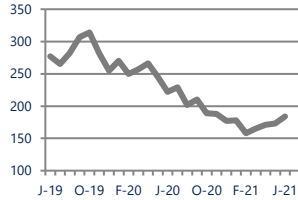
89



Down -11%
Vs. Year Ago

Active Inventory

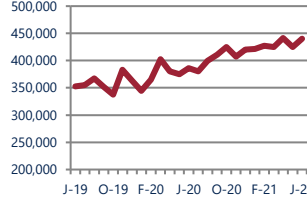
184



Down -17%
Vs. Year Ago

Median Sale Price

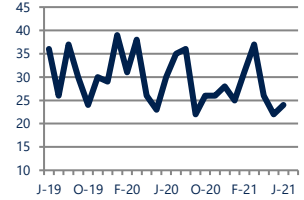
\$440,000



Up 14%
Vs. Year Ago

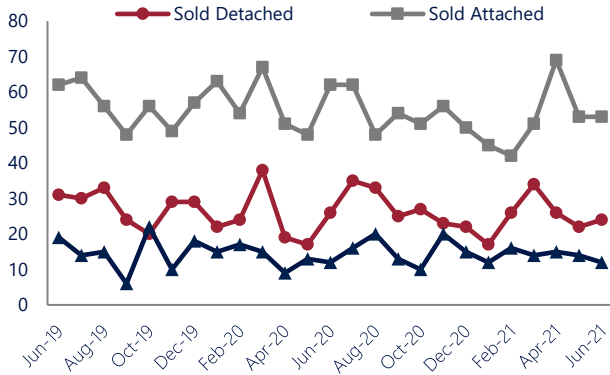
Days On Market

24



Down -20%
Vs. Year Ago

Units Sold*



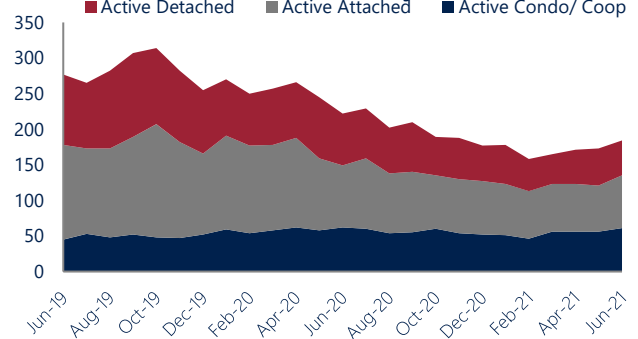
Units Sold

The number of units sold remained stable in June, with 89 sold this month in Anacostia and Hillcrest. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 17%. The total number of active inventory this June was 184 compared to 222 in June 2020. This month's total of 184 is higher than the previous month's total supply of available inventory of 173, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Anacostia and Hillcrest Homes was \$386,000. This June, the median sale price was \$440,000, an increase of 14% or \$54,000 compared to last year. The current median sold price is 4% 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.

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.





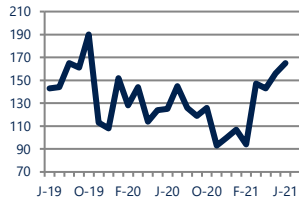
Focus On: Anacostia and Hillcrest Housing Market

June 2021

Zip Code(s): 20019, 20020 and 20032

New Listings

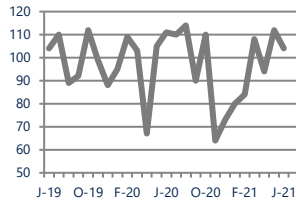
165



Up 32%
Vs. Year Ago

Current Contracts

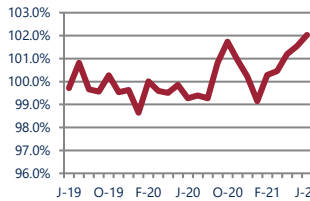
104



Down -6%
Vs. Year Ago

Sold Vs. List Price

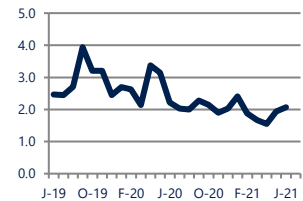
102.0%



Up 2.8%
Vs. Year Ago

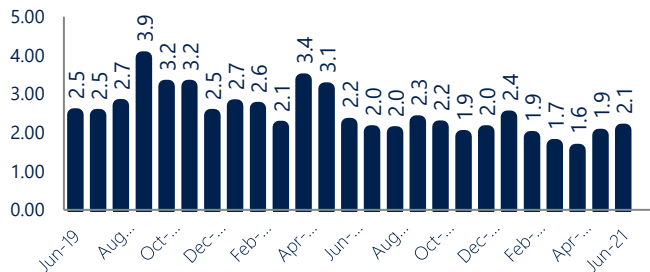
Months of Supply

2.1



Down -7%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

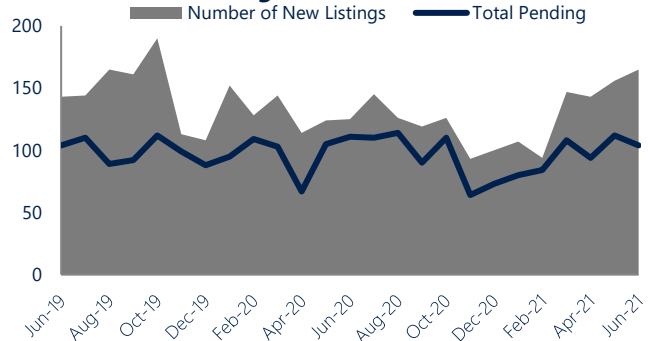
This month there were 165 homes newly listed for sale in Anacostia and Hillcrest compared to 125 in June 2020, an increase of 32%. There were 104 current contracts pending sale this June compared to 111 a year ago. The number of current contracts is 6% lower than last June.

Months of Supply

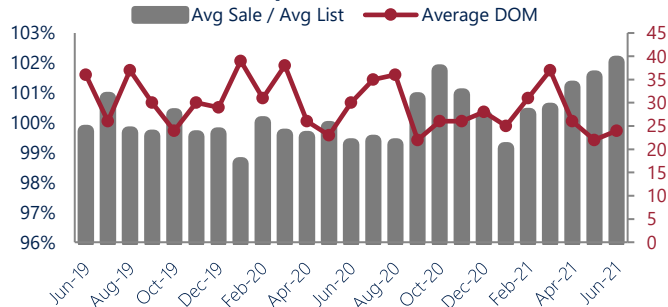
In June, there was 2.1 months of supply available in Anacostia and Hillcrest, compared to 2.2 in June 2020. That is a decrease of 7% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Anacostia and Hillcrest was 102.0% of the average list price, which is 2.8% higher 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 30, a decrease of 20%.



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.

