



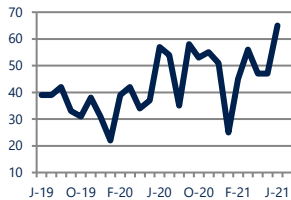
Focus On: Columbia Heights and Mt. Pleasant Housing Market

June 2021

Zip Code(s): 20010

Units Sold

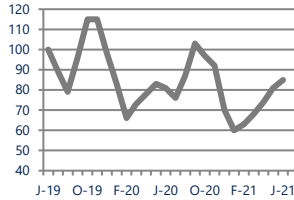
65



Up 14%
Vs. Year Ago

Active Inventory

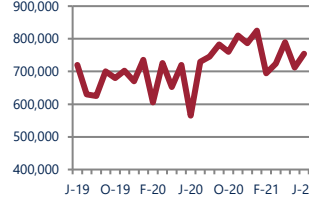
85



Up 5%
Vs. Year Ago

Median Sale Price

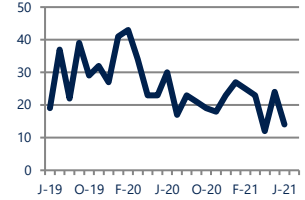
\$754,000



Up 33%
Vs. Year Ago

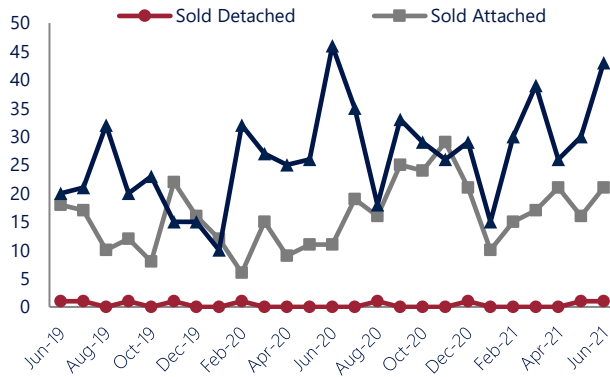
Days On Market

14



Down -53%
Vs. Year Ago

Units Sold*



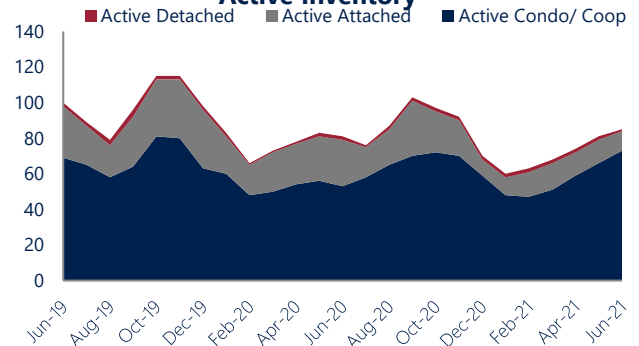
Units Sold

There was an increase in total units sold in June, with 65 sold this month in Columbia Heights and Mt. Pleasant. 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 4 units or 5%. The total number of active inventory this June was 85 compared to 81 in June 2020. This month's total of 85 is higher than the previous month's total supply of available inventory of 81, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$565,000. This June, the median sale price was \$754,000, an increase of \$189,000 compared to last year. The current median sold price is 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.

Columbia Heights and Mt. Pleasant are defined as properties in zip code 20010.

*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.

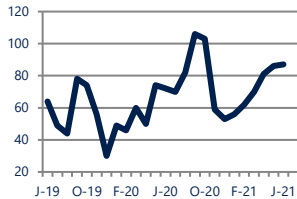




Zip Code(s): 20010

New Listings

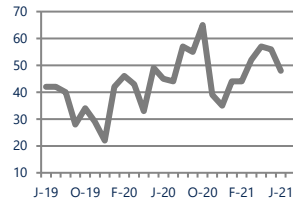
87



Up 21%
Vs. Year Ago

Current Contracts

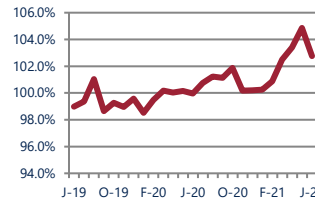
48



Up 7%
Vs. Year Ago

Sold Vs. List Price

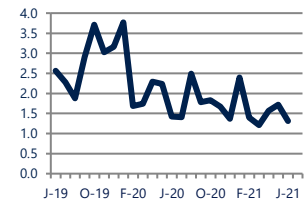
102.8%



Up 2.8%
Vs. Year Ago

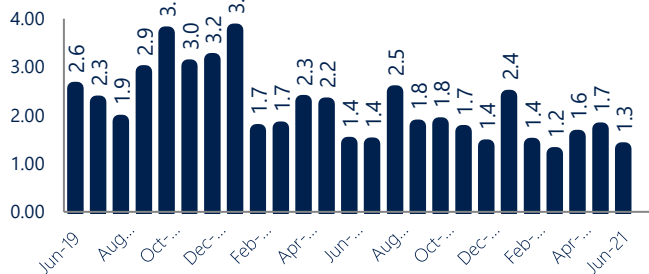
Months of Supply

1.3



Down -8%
Vs. Year Ago

Months of Supply



Months of Supply

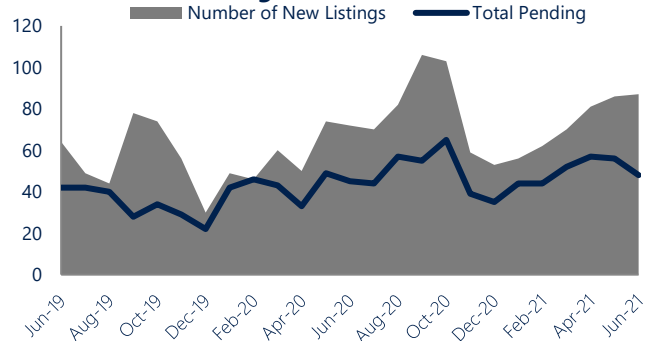
In June, there was 1.3 months of supply available in Columbia Heights and Mt. Pleasant, compared to 1.4 in June 2020. That is a decrease of 8% versus a year ago.

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.

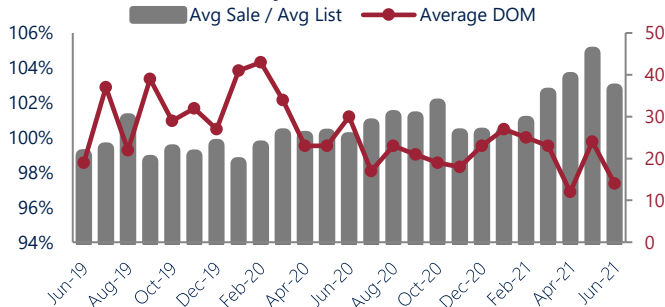
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 72 in June 2020, an increase of 21%. There were 48 current contracts pending sale this June compared to 45 a year ago. The number of current contracts is 7% 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 Columbia Heights and Mt. Pleasant was 102.8% 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 14, lower than the average last year, which was 30, a decrease of 53%.



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