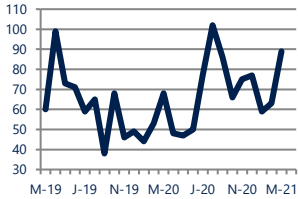




Zip Code(s): 20001

Units Sold

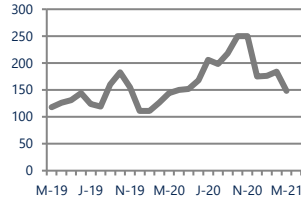
89



Up 31%
Vs. Year Ago

Active Inventory

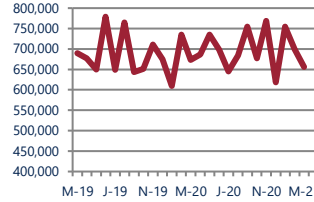
148



Up 3%
Vs. Year Ago

Median Sale Price

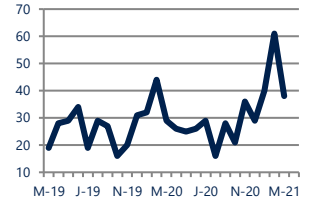
\$656,000



Down -3%
Vs. Year Ago

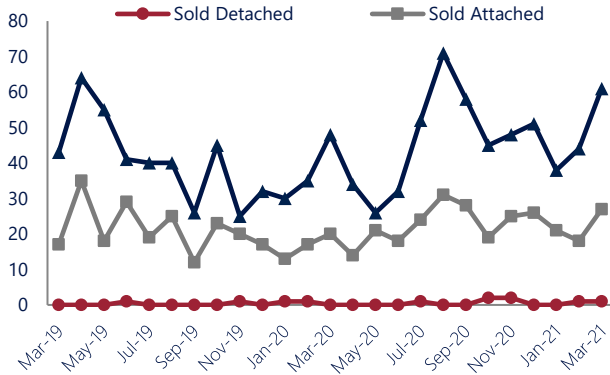
Days On Market

38



Up 31%
Vs. Year Ago

Units Sold*



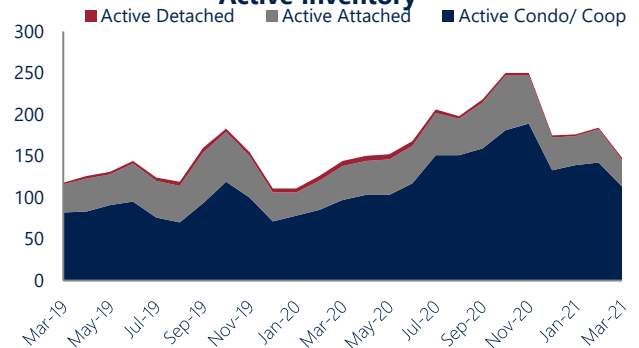
Units Sold

There was an increase in total units sold in March, with 89 sold this month in Penn Quarter and Shaw. This month's total units sold was higher than at this time last year.

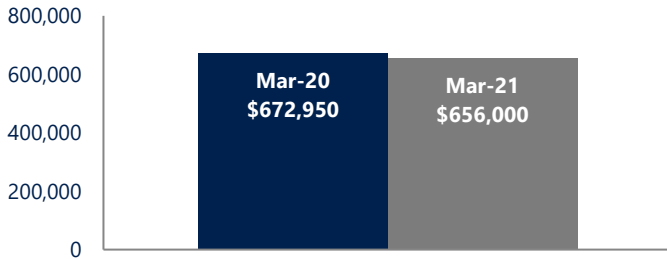
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 3%. The total number of active inventory this March was 148 compared to 144 in March 2020. This month's total of 148 is lower than the previous month's total supply of available inventory of 184, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Penn Quarter and Shaw Homes was \$672,950. This March, the median sale price was \$656,000, a decrease of 3% or \$16,950 compared to last year. The current median sold price is 6% 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.

Penn Quarter and Shaw are defined as properties in zip code 20001 and includes, but is not limited to these neighborhoods: Penn Quarter, Shaw, and LeDroit Park.

*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.

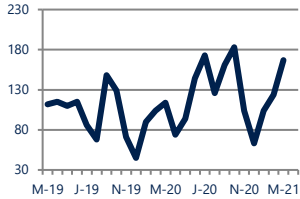




Zip Code(s): 20001

New Listings

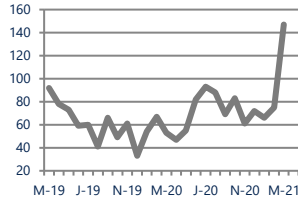
167



Up 46%
Vs. Year Ago

Current Contracts

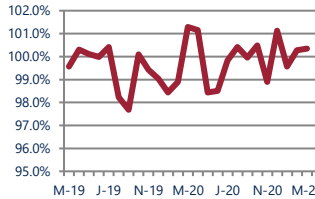
147



Up 177%
Vs. Year Ago

Sold Vs. List Price

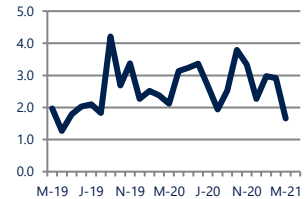
100.3%



Down -0.9%
Vs. Year Ago

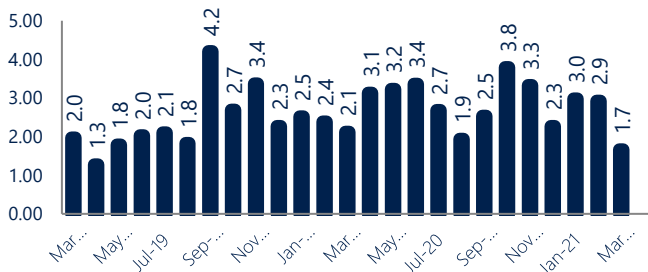
Months of Supply

1.7



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

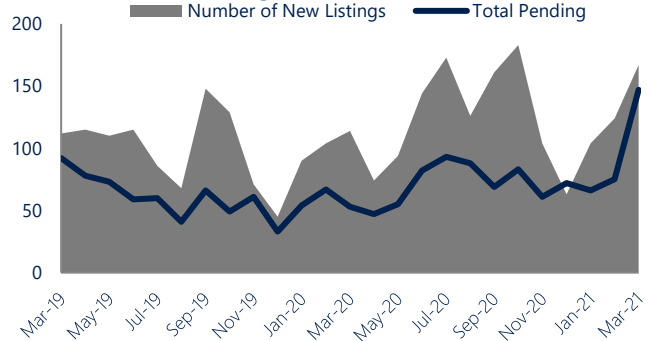
In March, there was 1.7 months of supply available in Penn Quarter and Shaw, compared to 2.1 in March 2020. That is a decrease of 21% versus a year ago.

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.

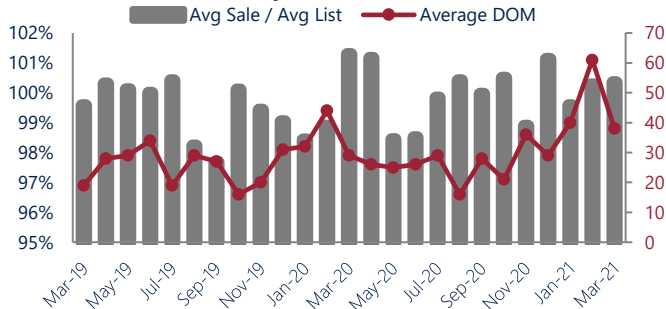
New Listings & Current Contracts

This month there were 167 homes newly listed for sale in Penn Quarter and Shaw compared to 114 in March 2020, an increase of 46%. There were 147 current contracts pending sale this March compared to 53 a year ago. The number of current contracts is 177% 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 Penn Quarter and Shaw was 100.3% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 29, an increase of 31%.



Penn Quarter and Shaw are defined as properties in zip code 20001 and includes, but is not limited to these neighborhoods: Penn Quarter, Shaw, and LeDroit Park.

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