



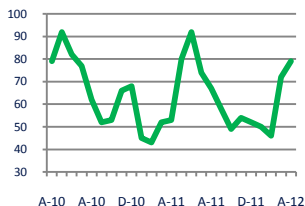
Focus On: Adams Morgan and U Street Housing Market

April 2012

Zip Code(s): 20009

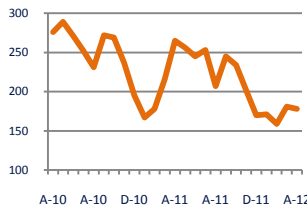
Units Sold

79



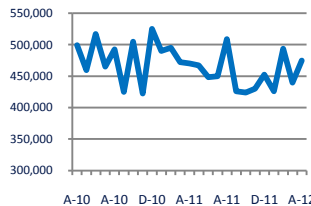
Active Inventory

178



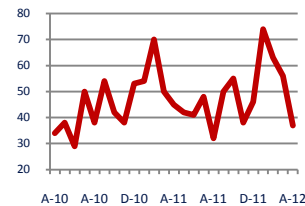
Median Sale Price

\$475,000



Days On Market

37



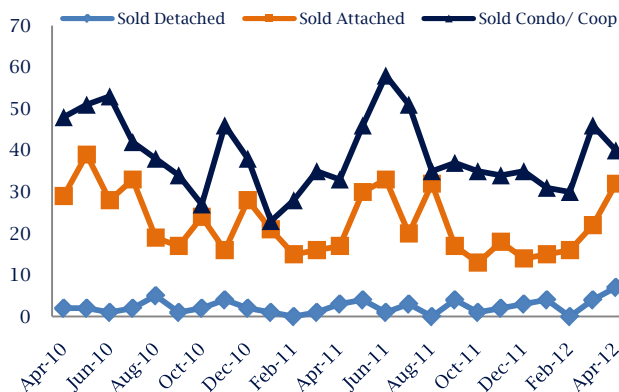
Up
Vs. Year Ago

Down - 33%
Vs. Year Ago

Up 1%
Vs. Year Ago

Down - 18%
Vs. Year Ago

Units Sold*



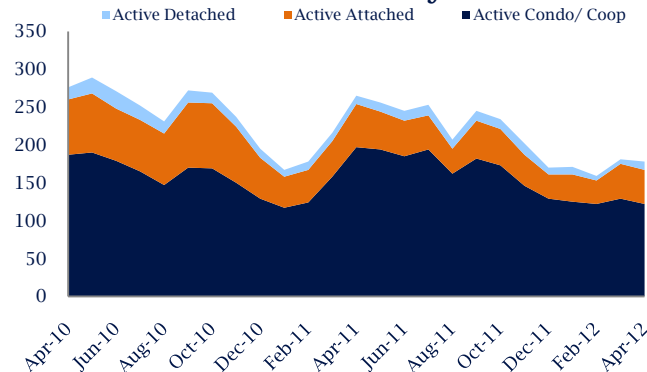
Units Sold

There was an increase in total units sold in April, with 79 sold this month in Adams Morgan and U Street. This month's total units sold was higher than at this time last year.

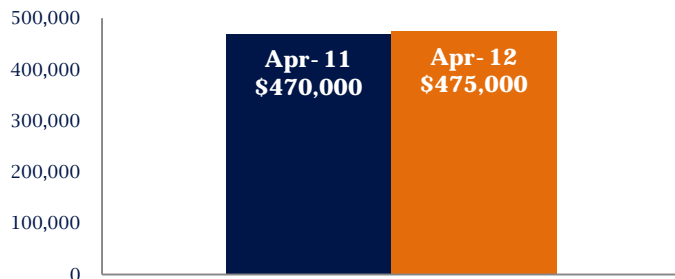
Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 33%. The total number of active inventory this April was 178 compared to 265 in April 2011. This month's total of 178 is lower than the previous month's total supply of available inventory of 181, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Adams Morgan and U Street Homes was \$470,000. This April, the median sale price was \$475,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 8% higher than in March.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

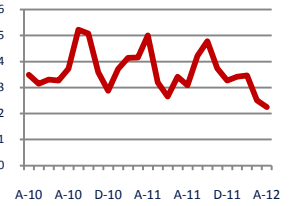
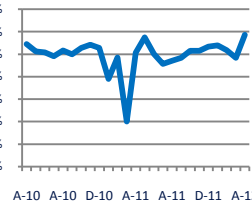
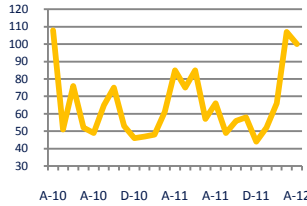
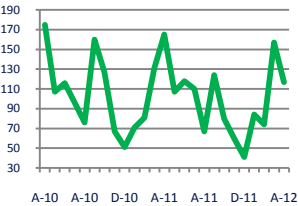
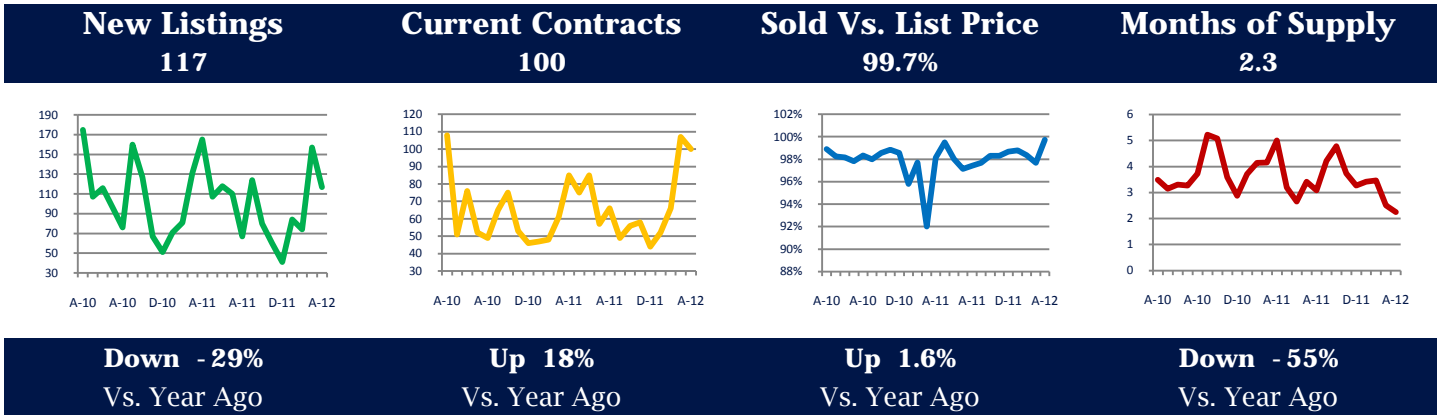




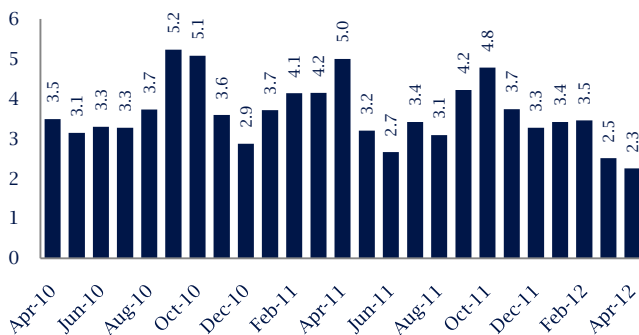
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Months Of Supply



Months of Supply

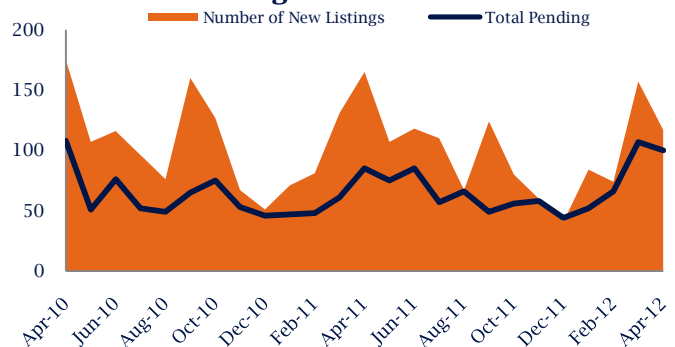
In April, there was 2.3 months of supply available in Adams Morgan and U Street, compared to 5.0 in April 2011. That is a decrease of 55% versus a year ago.

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.

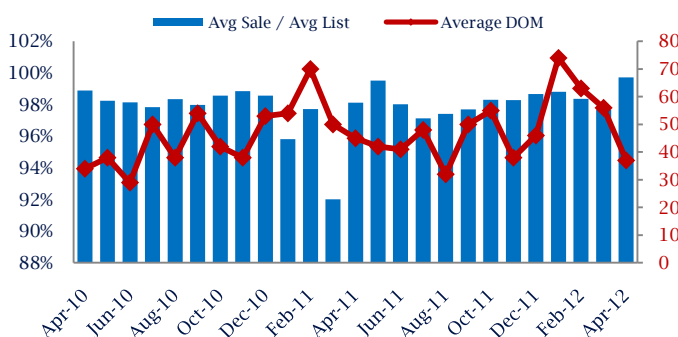
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Adams Morgan and U Street compared to 165 in April 2011, a decrease of 29%. There were 100 current contracts pending sale this April compared to 85 a year ago. The number of current contracts is 18% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Adams Morgan and U Street was 99.7% 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 37, lower than the average last year, which was 45, a decrease of 18%.

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