



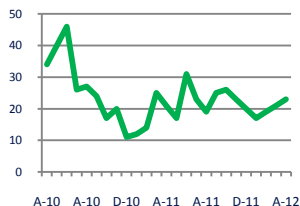
## Focus On: Logan Circle and Dupont Housing Market

April 2012

Zip Code(s): 20005 and 20036

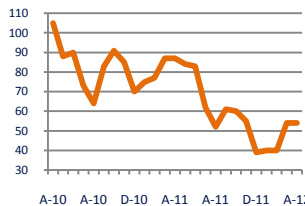
### Units Sold

23



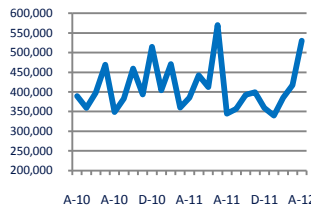
### Active Inventory

54



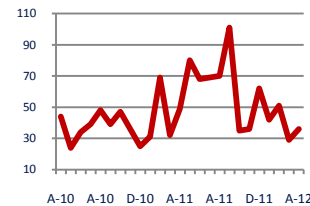
### Median Sale Price

\$530,000



### Days On Market

36



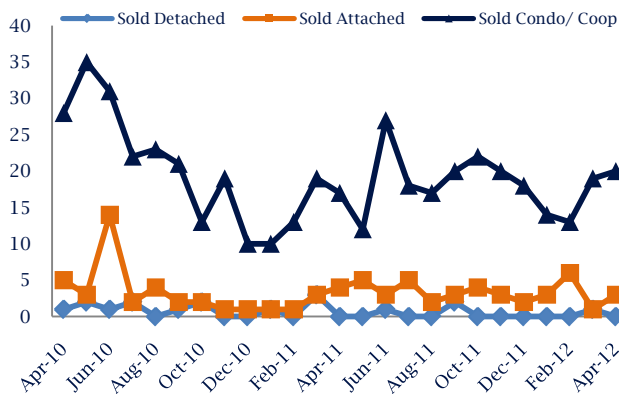
**Up 10%**  
Vs. Year Ago

**Down -38%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

**Down -27%**  
Vs. Year Ago

### Units Sold\*



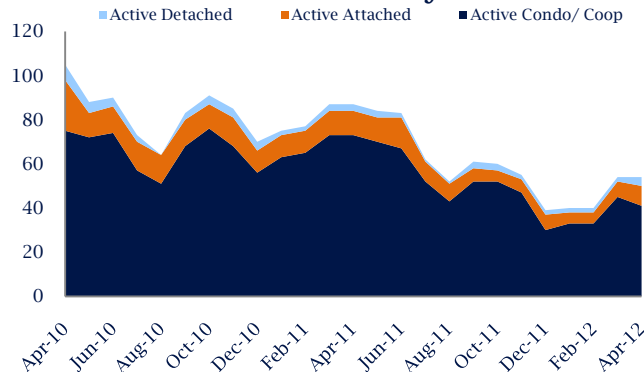
### Units Sold

There was an increase in total units sold in April, with 23 sold this month in Logan Circle and Dupont versus 21 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2011.

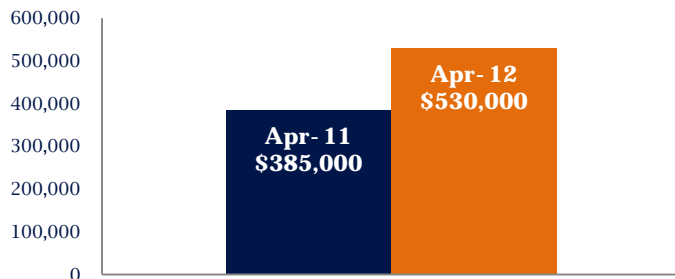
### Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 38%. The total number of active inventory this April was 54 compared to 87 in April 2011. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Logan Circle and Dupont Homes was \$385,000. This April, the median sale price was \$530,000, an increase of \$145,000 compared to last year. The current median sold price is 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.

Logan Circle and Dupont are defined as properties in zip codes 20005 and 20036.

\*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.





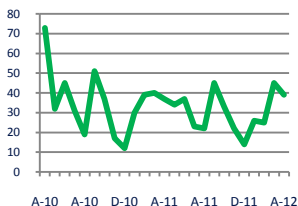
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April 2012

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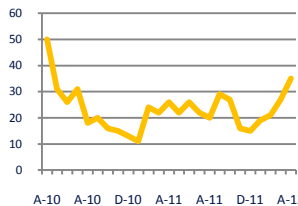
### New Listings

39



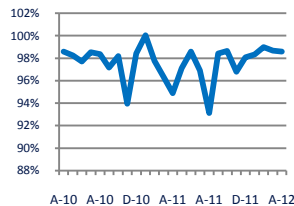
### Current Contracts

35



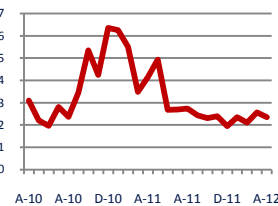
### Sold Vs. List Price

98.6%



### Months of Supply

2.4



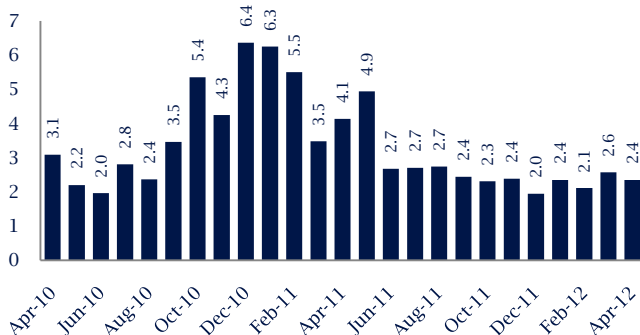
Up 5%  
Vs. Year Ago

Up 35%  
Vs. Year Ago

Up 3.9%  
Vs. Year Ago

Down -43%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

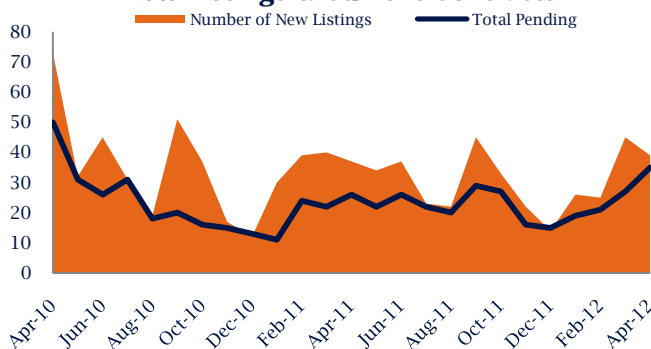
In April, there was 2.3 months of supply available in Logan Circle and Dupont, compared to 4.1 in April 2011. That is a decrease of 43% versus a year ago.

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 39 homes newly listed for sale in Logan Circle and Dupont compared to 37 in April 2011, an increase of 5%. There were 35 current contracts pending sale this April compared to 26 a year ago. The number of current contracts is 35% 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 Logan Circle and Dupont was 98.6% of the average list price, which is 3.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 49, a decrease of 27%.

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