

# August 2017

## 20001, Howard U./Shaw, DC

### **Sold Summary**

	Aug 2017	Aug 2016	% Change		
Sold Dollar Volume	\$47,899,370	\$48,139,990	-0.50%		
Avg Sold Price	\$736,913	\$718,507	2.56%		
Median Sold Price	\$675,000	\$672,500	0.37%		
Units Sold	65	67	-2.99%		
Avg Days on Market	26	21	23.81%		
Avg List Price for Solds	\$730,238	\$723,935	0.87%		
Avg SP to OLP Ratio	99.5%	98.6%	0.89%		
Ratio of Avg SP to Avg OLP	99.0%	98.5%	0.56%		
Attached Avg Sold Price	\$741,475	\$728,615	1.76%		
Detached Avg Sold Price	\$445,000	\$390,000	14.10%		
Attached Units Sold	64	65	-1.54%		
Detached Units Sold	1	2	-50.00%		

#### Notes:

- SP = Sold Price

- OLP = Original List Price
  LP = List Price (at time of sale)
  Garage/Parking Spaces are not included in Detached/Attached section totals.

#### **Inventory**

	Aug 2017	Aug 2016	% Change
Active Listings	88	57	54.39%
New Listings	62	60	3.33%
New Under Contracts	38	32	18.75%
New Contingents	23	23	0.00%
New Pendings	61	55	10.91%
All Pendings	75	77	-2.60%

#### Financing (Sold)

Assumption	0
Cash	10
Conventional	52
FHA	0
Other	2
Owner	0
VA	3

#### Days on Market (Sold)

0	4
1 to 10	23
11 to 20	10
21 to 30	9
31 to 60	10
61 to 90	7
91 to 120	4
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop		Active Listings		
	2 or	Less BR	3	BR	4 or l	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	2	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	6	0	0	3
\$400K to \$499,999	1	0	0	0	0	0	7	0	0	14
\$500K to \$599,999	0	1	0	0	0	0	6	0	0	7
\$600K to \$799,999	0	4	0	5	0	0	15	0	6	17
\$800K to \$999,999	0	0	0	1	0	2	3	0	10	11
\$1M to \$2,499,999	0	0	0	2	0	8	2	1	10	5
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	5	0	8	0	10	41	1	29	58
Avg Sold Price	\$445,000	\$681,000	\$0	\$845,125	\$0	\$1,268,960	\$599,970			
Prev Year - Avg Sold Price	\$390,000	\$534,200	\$0	\$887,800	\$0	\$884,927	\$688,756			

0.00%

0

43.40%

-12.89%

43



14.10%

27.48%

0.00%

0

-4.81%

10

Avg Sold % Change

Prev Year - # of Solds