## August 2017 <br> 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 | 70 |
| 61 to 90 | 4 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |
| Avg Sold \% Change | 14.10\% | 27.48\% | 0.00\% | -4.81\% | 0.00\% | 43.40\% | -12.89\% |  |  |  |
| Prev Year - \# of Solds | 2 | 5 | 0 | 10 | 0 | 7 | 43 |  |  |  |

