

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	27	29	-6.90%
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	50
FHA	0
Other	2
Owner	0
VA	3

Days on Market (Sold)

0	6
1 to 10	20
11 to 20	13
21 to 30	7
31 to 60	9
61 to 90	7
91 to 120	3
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	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			
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			

Active Detail