

October 2017

20001, Howard U./Shaw, DC

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$58,970,947	\$25,157,400	134.41%
Avg Sold Price	\$756,038	\$645,062	17.20%
Median Sold Price	\$732,500	\$597,000	22.70%
Units Sold	78	39	100.00%
Avg Days on Market	21	20	5.00%
Avg List Price for Solds	\$750,552	\$635,077	18.18%
Avg SP to OLP Ratio	99.9%	100.6%	-0.66%
Ratio of Avg SP to Avg OLP	99.3%	100.4%	-1.12%
Attached Avg Sold Price	\$754,817	\$651,195	15.91%
Detached Avg Sold Price	\$850,000	\$412,000	106.31%
Attached Units Sold	77	38	102.63%
Detached Units Sold	1	1	0.00%

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

	Oct 2017	Oct 2016	% Change
Active Listings	134	100	34.00%
New Listings	107	87	22.99%
New Under Contracts	50	32	56.25%
New Contingents	31	24	29.17%
New Pending	81	56	44.64%
All Pending	87	71	22.54%

Financing (Sold)

Assumption	0
Cash	14
Conventional	58
FHA	1
Other	4
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	41
11 to 20	10
21 to 30	7
31 to 60	11
61 to 90	6
91 to 120	2
121 to 180	2
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	4
\$400K to \$499,999	0	1	0	0	0	0	12
\$500K to \$599,999	0	0	0	1	0	1	10
\$600K to \$799,999	0	1	0	2	0	2	12
\$800K to \$999,999	1	1	0	8	0	9	2
\$1M to \$2,499,999	0	0	0	0	0	7	4
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	3	0	11	0	19	44
Avg Sold Price	\$850,000	\$634,000	\$0	\$815,564	\$0	\$1,028,416	\$629,724
Prev Year - Avg Sold Price	\$412,000	\$597,000	\$0	\$760,250	\$0	\$1,058,750	\$544,535
Avg Sold % Change	106.31%	6.20%	0.00%	7.28%	0.00%	-2.87%	15.64%
Prev Year - # of Solds	1	2	0	4	0	6	26

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	2	0
0	0	0
0	0	0
0	0	0
0	0	4
0	0	10
0	0	14
1	1	21
1	6	24
1	8	17
2	11	7
0	3	0
0	0	0
6	31	97