

April 2017
20002, Capitol Hill/North, DC

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$50,709,498	\$54,813,687	-7.49%
Avg Sold Price	\$658,565	\$630,042	4.53%
Median Sold Price	\$625,000	\$593,000	5.40%
Units Sold	77	87	-11.49%
Avg Days on Market	26	26	0.00%
Avg List Price for Solds	\$661,072	\$634,772	4.14%
Avg SP to OLP Ratio	98.9%	98.2%	0.77%
Ratio of Avg SP to Avg OLP	99.3%	98.0%	1.37%
Attached Avg Sold Price	\$658,349	\$631,802	4.20%
Detached Avg Sold Price	\$675,000	\$478,700	41.01%
Attached Units Sold	76	86	-11.63%
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

	Apr 2017	Apr 2016	% Change
Active Listings	128	134	-4.48%
New Listings	138	141	-2.13%
New Under Contracts	59	78	-24.36%
New Contingents	42	45	-6.67%
New Pendings	101	123	-17.89%
All Pendings	161	179	-10.06%

Financing (Sold)

Assumption	0
Cash	6
Conventional	66
FHA	0
Other	3
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	32
11 to 20	11
21 to 30	10
31 to 60	13
61 to 90	6
91 to 120	3
121 to 180	1
181 to 360	2
361 to 720	1
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	1
\$200K to \$299,999	0	0	0	0	0	0	3
\$300K to \$399,999	0	1	0	2	0	1	8
\$400K to \$499,999	0	2	0	0	0	1	3
\$500K to \$599,999	0	1	0	3	0	2	6
\$600K to \$799,999	0	6	1	13	0	1	5
\$800K to \$999,999	0	1	0	4	0	3	2
\$1M to \$2,499,999	0	0	0	2	0	3	2
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	11	1	24	0	11	30
Avg Sold Price	\$0	\$604,809	\$675,000	\$721,500	\$0	\$867,273	\$550,853
Prev Year - Avg Sold Price	\$0	\$566,590	\$478,700	\$764,828	\$0	\$914,994	\$452,231
Avg Sold % Change	0.00%	6.75%	41.01%	-5.67%	0.00%	-5.22%	21.81%
Prev Year - # of Solds	0	13	1	18	0	18	37

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	1
0	0	1
0	0	8
0	4	16
3	2	6
0	12	5
0	21	14
1	9	6
0	15	2
0	1	0
0	0	0
4	65	59