

# August 2017

# 20002, Capitol Hill/North, DC

## **Sold Summary**

	Aug 2017	Aug 2016	% Change	
Sold Dollar Volume	\$70,955,460	\$58,375,753	21.55%	
Avg Sold Price	\$645,050	\$694,949	-7.18%	
Median Sold Price	\$606,500	\$627,450	-3.34%	
Units Sold	110	84	30.95%	
Avg Days on Market	26	26	0.00%	
Avg List Price for Solds	\$649,564	\$701,213	-7.37%	
Avg SP to OLP Ratio	98.4%	97.8%	0.63%	
Ratio of Avg SP to Avg OLP	98.5%	96.3%	2.29%	
Attached Avg Sold Price	\$646,219	\$684,123	-5.54%	
Detached Avg Sold Price	\$603,333	\$866,000	-30.33%	
Attached Units Sold	107	79	35.44%	
Detached Units Sold	3	5	-40.00%	

#### 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	113	113	0.00%
New Listings	86	89	-3.37%
New Under Contracts	56	47	19.15%
New Contingents	19	33	-42.42%
New Pendings	75	80	-6.25%
All Pendings	101	143	-29.37%

### Financing (Sold)

Assumption	0
Cash	18
Conventional	84
FHA	3
Other	3
Owner	1
VA	3

### Days on Market (Sold)

0	3	
1 to 10	49	
11 to 20	19	
21 to 30	10	
31 to 60	17	
61 to 90	8	
91 to 120	1	
121 to 180	1	
181 to 360	4	
361 to 720	0	
721+	0	

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

	Residential					Condo/Coop	Active Listings			
	2 or Less BR		3 BR		4 or 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	1	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	7	0	0	3
\$300K to \$399,999	0	4	0	4	0	0	7	0	4	9
\$400K to \$499,999	1	0	0	5	0	0	6	0	3	6
\$500K to \$599,999	0	4	0	7	0	2	5	1	12	5
\$600K to \$799,999	1	7	0	12	0	5	5	1	18	18
\$800K to \$999,999	1	2	0	7	0	5	3	0	16	4
\$1M to \$2,499,999	0	0	0	3	0	7	0	1	10	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	17	0	38	0	19	33	3	64	46
Avg Sold Price	\$603,333	\$585,296	\$0	\$667,227	\$0	\$944,105	\$481,904			
Prev Year - Avg Sold Price	\$470,000	\$453,222	\$672,500	\$693,727	\$1,257,500	\$1,032,588	\$493,932			

0.00%

2

-8.57%

17

-2.44%

23



28.37%

29.14%

0.00%

2

-3.82%

31

Avg Sold % Change

Prev Year - # of Solds