

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	32	33	-3.03%
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 Pending	75	80	-6.25%
All Pending	101	143	-29.37%

Financing (Sold)

Assumption	0
Cash	18
Conventional	82
FHA	3
Other	3
Owner	1
VA	3

Days on Market (Sold)

0	4
1 to 10	48
11 to 20	18
21 to 30	10
31 to 60	18
61 to 90	4
91 to 120	1
121 to 180	2
181 to 360	5
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	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			
Avg Sold % Change	28.37%	29.14%	0.00%	-3.82%	0.00%	-8.57%	-2.44%			
Prev Year - # of Solds	1	8	2	31	2	17	23			

Active Detail