## August 2017 <br> 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

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |

