## October 2017

20002, Capitol Hill/North, DC

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 65,053,436$ | $\$ 56,467,661$ | $15.20 \%$ |
| Avg Sold Price | $\$ 663,811$ | $\$ 672,234$ | $-1.25 \%$ |
| Median Sold Price | $\$ 624,950$ | $\$ 626,500$ | $-0.25 \%$ |
| Units Sold | 98 | 84 | $16.67 \%$ |
| Avg Days on Market | 22 | 24 | $-8.33 \%$ |
| Avg List Price for Solds | $\$ 662,560$ | $\$ 673,215$ | $-1.58 \%$ |
| Avg SP to OLP Ratio | $99.2 \%$ | $98.0 \%$ | $1.25 \%$ |
| Ratio of Avg SP to Avg OLP | $98.8 \%$ | $97.8 \%$ | $0.98 \%$ |
| Attached Avg Sold Price | $\$ 665,140$ | $\$ 675,337$ | $-1.51 \%$ |
| Detached Avg Sold Price | $\$ 600,000$ | $\$ 545,000$ | $10.09 \%$ |
| Attached Units Sold | 96 | 82 | $17.07 \%$ |
| Detached Units Sold | 2 | 2 | $0.00 \%$ |

## 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 | 136 | 144 | $-5.56 \%$ |
| New Listings | 112 | 130 | $-13.85 \%$ |
| New Under Contracts | 50 | 52 | $-3.85 \%$ |
| New Contingents | 27 | 49 | $-44.90 \%$ |
| New Pendings | 77 | 101 | $-23.76 \%$ |
| All Pendings | 108 | 141 | $-23.40 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 8 |
| Conventional | 80 |
| FHA | 2 |
| Other | 8 |
| Owner | 0 |
| VA | 6 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 53 |
| 11 to 20 | 18 |
| 21 to 30 | 6 |
| 31 to 60 | 10 |
| 61 to 90 | 7 |
| 91 to 120 | 3 |
| 121 to 180 | 3 |
| 181 to 360 | 2 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | 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 | 0 |
| \$200K to \$299,999 | 0 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 1 | 3 |
| \$300K to \$399,999 | 1 | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 4 | 18 |
| \$400K to \$499,999 | 0 | 1 | 0 | 1 | 0 | 3 | 4 | 1 | 8 | 8 |
| \$500K to \$599,999 | 0 | 6 | 0 | 9 | 0 | 1 | 4 | 3 | 12 | 7 |
| \$600K to \$799,999 | 0 | 5 | 0 | 7 | 0 | 3 | 7 | 0 | 24 | 12 |
| \$800K to \$999,999 | 1 | 1 | 0 | 5 | 0 | 12 | 5 | 1 | 12 | 2 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 0 | 18 | 1 |
| \$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 | 2 | 16 | 0 | 24 | 0 | 24 | 32 | 5 | 80 | 51 |
| Avg Sold Price | \$600,000 | \$568,581 | \$0 | \$684,034 | \$0 | \$896,130 | \$526,006 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$499,633 | \$625,000 | \$676,561 | \$465,000 | \$896,245 | \$574,333 |  |  |  |
| Avg Sold \% Change | 0.00\% | 13.80\% | 0.00\% | 1.10\% | 0.00\% | -0.01\% | -8.41\% |  |  |  |
| Prev Year - \# of Solds | 0 | 15 | 1 | 29 | 1 | 20 | 18 |  |  |  |

