

# August 2017

## 20003, Capitol Hill/South, DC

#### **Sold Summary**

	Aug 2017	Aug 2016	% Change		
Sold Dollar Volume	\$39,346,500	\$25,217,611	56.03%		
Avg Sold Price	\$837,160	\$720,503	16.19%		
Median Sold Price	\$824,000	\$679,900	21.19%		
Units Sold	47	35	34.29%		
Avg Days on Market	34	36	-5.56%		
Avg List Price for Solds	\$852,424	\$719,089	18.54%		
Avg SP to OLP Ratio	97.0%	99.4%	-2.44%		
Ratio of Avg SP to Avg OLP	96.6%	99.1%	-2.52%		
Attached Avg Sold Price	\$834,707	\$717,062	16.41%		
Detached Avg Sold Price	\$950,000	\$837,500	13.43%		
Attached Units Sold	46	34	35.29%		
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**

	Aug 2017	Aug 2016	% Change	
Active Listings	41	40	2.50%	
New Listings	32	38	-15.79%	
New Under Contracts	17	19	-10.53%	
New Contingents	14	12	16.67%	
New Pendings	31	31	0.00%	
All Pendings	46	36	27.78%	

#### Financing (Sold)

Assumption	0
Cash	6
Conventional	37
FHA	1
Other	3
Owner	0
VA	3

#### Days on Market (Sold)

0	2	
1 to 10	13	
11 to 20	4	
21 to 30	4	
31 to 60	18	
61 to 90	3	
91 to 120	2	
121 to 180	1	
181 to 360	3	
361 to 720	0	
721+	0	

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

0.00%

0

17.45%

11

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or	More BR	All	Res	idential	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	0	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	0	0	0	0	0	2	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	3
\$500K to \$599,999	0	2	0	3	0	0	1	0	1	1
\$600K to \$799,999	0	2	0	2	0	0	5	1	7	3
\$800K to \$999,999	0	2	1	4	0	5	0	1	6	1
\$1M to \$2,499,999	0	0	0	4	0	8	0	1	10	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	6	1	13	0	13	14	3	25	13
Avg Sold Price	\$0	\$740,000	\$950,000	\$868,846	\$0	\$1,234,077	\$472,750			
Prev Year - Avg Sold Price	\$0	\$646,750	\$0	\$739,746	\$837,500	\$1,288,125	\$537,855			

0.00%

-4.20%

4

-12.10%

11



0.00%

0

14.42%

8

Avg Sold % Change

Prev Year - # of Solds