## August 2017 <br> 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 | 2 |
| 91 to 120 | 1 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## 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 | 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 |  |  |  |
| Avg Sold \% Change | 0.00\% | 14.42\% | 0.00\% | 17.45\% | 0.00\% | -4.20\% | -12.10\% |  |  |  |
| Prev Year - \# of Solds | 0 | 8 | 0 | 11 | 1 | 4 | 11 |  |  |  |

