

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	41	35	17.14%
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	5
Conventional	35
FHA	1
Other	3
Owner	0
VA	3

Days on Market (Sold)

0	4
1 to 10	13
11 to 20	3
21 to 30	3
31 to 60	16
61 to 90	3
91 to 120	2
121 to 180	1
181 to 360	2
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	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			

Active Detail