

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