## April 2017

20005, Logan Cir/Thomas Circle, DC

## Sold Summary

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 13,719,360$ | $\$ 15,688,132$ | $-12.55 \%$ |
| Avg Sold Price | $\$ 596,494$ | $\$ 603,390$ | $-1.14 \%$ |
| Median Sold Price | $\$ 539,900$ | $\$ 570,741$ | $-5.40 \%$ |
| Units Sold | 23 | 26 | $-11.54 \%$ |
| Avg Days on Market | 6 | 25 | $-76.00 \%$ |
| Avg List Price for Solds | $\$ 585,565$ | $\$ 593,988$ | $-1.42 \%$ |
| Avg SP to OLP Ratio | $101.8 \%$ | $100.4 \%$ | $1.37 \%$ |
| Ratio of Avg SP to Avg OLP | $102.0 \%$ | $100.7 \%$ | $1.30 \%$ |
| Attached Avg Sold Price | $\$ 532,698$ | $\$ 626,329$ | $-14.95 \%$ |
| Detached Avg Sold Price | $\$ 2,000,000$ | $\$ 29,900$ | $6,588.96 \%$ |
| Attached Units Sold | 22 | 25 | $-12.00 \%$ |
| 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

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 24 | 33 | $-27.27 \%$ |
| New Listings | 36 | 37 | $-2.70 \%$ |
| New Under Contracts | 23 | 20 | $15.00 \%$ |
| New Contingents | 8 | 9 | $-11.11 \%$ |
| New Pendings | 31 | 29 | $6.90 \%$ |
| All Pendings | 31 | 42 | $-26.19 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 5 |
| Conventional | 17 |
| FHA | 0 |
| Other | 3 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 21 |
| 11 to 20 | 4 |
| 21 to 30 | 0 |
| 31 to 60 | 0 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | 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 | 1 | 0 | 0 | 4 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 4 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 4 |
| \$500K to \$599,999 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 2 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | 0 | 4 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| \$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 | 0 | 1 | 0 | 0 | 1 | 0 | 21 | 1 | 0 | 23 |
| Avg Sold Price | \$0 | \$549,000 | \$0 | \$0 | \$2,000,000 | \$0 | \$531,922 |  |  |  |
| Prev Year - Avg Sold Price | \$29,900 | \$0 | \$0 | \$0 | \$0 | \$0 | \$626,329 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | -15.07\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 0 | 0 | 0 | 0 | 25 |  |  |  |

