## October 2017

20005, Logan Cir/Thomas Circle, DC

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,678,999$ | $\$ 9,045,690$ | $-26.16 \%$ |
| Avg Sold Price | $\$ 556,583$ | $\$ 565,356$ | $-1.55 \%$ |
| Median Sold Price | $\$ 470,500$ | $\$ 559,950$ | $-15.97 \%$ |
| Units Sold | 12 | 16 | $-25.00 \%$ |
| Avg Days on Market | 11 | 17 | $-35.29 \%$ |
| Avg List Price for Solds | $\$ 554,650$ | $\$ 556,078$ | $-0.26 \%$ |
| Avg SP to OLP Ratio | $99.7 \%$ | $100.7 \%$ | $-0.96 \%$ |
| Ratio of Avg SP to Avg OLP | $99.9 \%$ | $101.3 \%$ | $-1.42 \%$ |
| Attached Avg Sold Price | $\$ 556,583$ | $\$ 565,356$ | $-1.55 \%$ |
| Detached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Attached Units Sold | 12 | 16 | $-25.00 \%$ |
| Detached Units Sold | 0 | 0 | $0 \%$ |

## 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

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 58 | 20 | $190.00 \%$ |
| New Listings | 49 | 23 | $113.04 \%$ |
| New Under Contracts | 7 | 9 | $-22.22 \%$ |
| New Contingents | 9 | 14 | $-35.71 \%$ |
| New Pendings | 16 | 23 | $-30.43 \%$ |
| All Pendings | 27 | 52 | $-48.08 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 0 |
| Conventional | 12 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 1 |
| 21 to 30 | 1 |
| 31 to 60 | 0 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 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 | 4 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 5 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 6 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 6 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 12 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 7 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 3 | 9 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 1 | 0 | 0 | 11 | 4 | 4 | 50 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$1,795,000 | \$0 | \$0 | \$444,000 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$1,020,000 | \$0 | \$0 | \$0 | \$0 | \$535,046 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | -17.02\% |  |  |  |
| Prev Year - \# of Solds | 0 | 1 | 0 | 0 | 0 | 0 | 15 |  |  |  |

