

April 2017

20009, Dupont/Adams Morgan, DC

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$51,172,127	\$58,900,579	-13.12%
Avg Sold Price	\$609,192	\$571,850	6.53%
Median Sold Price	\$517,450	\$495,000	4.54%
Units Sold	84	103	-18.45%
Avg Days on Market	23	27	-14.81%
Avg List Price for Solds	\$608,081	\$565,588	7.51%
Avg SP to OLP Ratio	100.3%	99.6%	0.65%
Ratio of Avg SP to Avg OLP	99.6%	99.7%	-0.06%
Attached Avg Sold Price	\$607,347	\$580,179	4.68%
Detached Avg Sold Price	\$974,500	\$272,500	257.61%
Attached Units Sold	81	101	-19.80%
Detached Units Sold	2	1	100.00%

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	121	145	-16.55%
New Listings	118	139	-15.11%
New Under Contracts	59	62	-4.84%
New Contingents	32	51	-37.25%
New Pendings	91	113	-19.47%
All Pendings	104	151	-31.13%

Financing (Sold)

Assumption	0
Cash	16
Conventional	66
FHA	0
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	4
1 to 10	43
11 to 20	11
21 to 30	5
31 to 60	12
61 to 90	3
91 to 120	3
121 to 180	4
181 to 360	0
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	13
\$400K to \$499,999	1	0	0	0	0	0	16
\$500K to \$599,999	0	0	0	0	0	0	16
\$600K to \$799,999	0	0	0	0	0	0	12
\$800K to \$999,999	0	0	0	4	0	0	4
\$1M to \$2,499,999	1	1	0	1	0	1	4
\$2.5M to \$4,999,999	0	0	0	0	0	1	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	1	0	5	0	2	73
Avg Sold Price	\$974,500	\$1,100,000	\$0	\$946,346	\$0	\$2,000,000	\$539,225
Prev Year - Avg Sold Price	\$272,500	\$671,050	\$0	\$1,195,750	\$0	\$1,622,600	\$490,887
Avg Sold % Change	257.61%	63.92%	0.00%	-20.86%	0.00%	23.26%	9.85%
Prev Year - # of Solds	1	3	0	4	0	5	89

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	2
0	0	2
0	0	8
0	1	14
0	0	14
0	0	14
2	3	21
0	2	7
0	14	13
1	1	1
0	0	0
3	21	96