

August 2017

20009, Dupont/Adams Morgan, DC

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$56,365,400	\$57,196,205	-1.45%
Avg Sold Price	\$619,400	\$635,513	-2.54%
Median Sold Price	\$520,500	\$582,370	-10.62%
Units Sold	91	90	1.11%
Avg Days on Market	26	28	-7.14%
Avg List Price for Solds	\$619,202	\$638,395	-3.01%
Avg SP to OLP Ratio	98.6%	99.0%	-0.33%
Ratio of Avg SP to Avg OLP	98.0%	97.8%	0.16%
Attached Avg Sold Price	\$626,247	\$642,238	-2.49%
Detached Avg Sold Price	\$314,692	\$0	0%
Attached Units Sold	89	89	0.00%
Detached Units Sold	2	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

	Aug 2017	Aug 2016	% Change
Active Listings	86	89	-3.37%
New Listings	60	72	-16.67%
New Under Contracts	39	43	-9.30%
New Contingents	20	27	-25.93%
New Pendings	59	70	-15.71%
All Pendings	78	108	-27.78%

Financing (Sold)

Assumption	0
Cash	14
Conventional	72
FHA	0
Other	3
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	42
11 to 20	8
21 to 30	4
31 to 60	19
61 to 90	10
91 to 120	2
121 to 180	1
181 to 360	0
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	11
\$300K to \$399,999	2	0	0	0	0	0	16	1	0	10
\$400K to \$499,999	0	0	0	0	0	0	12	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	16	0	0	15
\$600K to \$799,999	0	0	0	0	0	0	22	0	2	9
\$800K to \$999,999	0	0	0	0	0	0	3	0	2	7
\$1M to \$2,499,999	0	0	0	3	0	4	4	0	8	10
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	2	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	0	3	0	4	82	2	14	70
Avg Sold Price	\$314,692	\$0	\$0	\$1,304,333	\$0	\$1,507,125	\$558,470			
Prev Year - Avg Sold Price	\$0	\$1,000,000	\$0	\$1,225,000	\$0	\$1,480,200	\$579,673			
Avg Sold % Change	0.00%	0.00%	0.00%	6.48%	0.00%	1.82%	-3.66%			
Prev Year - # of Solds	0	1	0	1	0	5	82			

Active Detail