## August 2017 <br> 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 | 25 | 28 | $-10.71 \%$ |
| 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 | 75 |
| FHA | 0 |
| Other | 3 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 42 |
| 11 to 20 | 11 |
| 21 to 30 | 5 |
| 31 to 60 | 23 |
| 61 to 90 | 11 |
| 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 <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 | 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 |  |  |  |

