

October 2017

20009, Dupont/Adams Morgan, DC

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$77,049,440	\$54,603,522	41.11%
Avg Sold Price	\$726,882	\$627,627	15.81%
Median Sold Price	\$582,000	\$584,000	-0.34%
Units Sold	106	87	21.84%
Avg Days on Market	18	27	-33.33%
Avg List Price for Solds	\$727,451	\$623,248	16.72%
Avg SP to OLP Ratio	99.9%	101.0%	-1.05%
Ratio of Avg SP to Avg OLP	98.7%	100.5%	-1.79%
Attached Avg Sold Price	\$707,029	\$634,715	11.39%
Detached Avg Sold Price	\$1,233,125	\$0	0%
Attached Units Sold	102	86	18.60%
Detached Units Sold	4	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	153	98	56.12%
New Listings	147	88	67.05%
New Under Contracts	63	54	16.67%
New Contingents	44	43	2.33%
New Pending	107	97	10.31%
All Pending	111	114	-2.63%

Financing (Sold)

Assumption	0
Cash	20
Conventional	82
FHA	1
Other	8
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	57
11 to 20	19
21 to 30	5
31 to 60	9
61 to 90	7
91 to 120	3
121 to 180	6
181 to 360	0
361 to 720	0
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	7
\$300K to \$399,999	1	0	0	0	0	0	13
\$400K to \$499,999	0	0	0	0	0	0	15
\$500K to \$599,999	0	0	0	0	0	0	19
\$600K to \$799,999	0	2	0	1	0	0	17
\$800K to \$999,999	0	0	0	0	0	0	7
\$1M to \$2,499,999	1	1	0	3	2	11	6
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	3	0	4	2	11	84
Avg Sold Price	\$766,250	\$850,000	\$0	\$1,020,750	\$1,700,000	\$1,496,645	\$583,581
Prev Year - Avg Sold Price	\$0	\$891,633	\$0	\$1,165,000	\$0	\$1,471,250	\$559,613
Avg Sold % Change	0.00%	-4.67%	0.00%	-12.38%	0.00%	1.73%	4.28%
Prev Year - # of Solds	0	3	0	3	0	4	76

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	1
0	0	0
0	0	1
0	0	3
0	0	14
1	0	16
0	0	21
0	1	16
0	1	22
0	6	15
0	15	17
1	2	0
0	0	0
2	25	126