

August 2017

20010, Columbia Hts/Mt Plt, DC

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$24,232,400	\$26,560,900	-8.77%
Avg Sold Price	\$654,930	\$717,862	-8.77%
Median Sold Price	\$560,000	\$684,500	-18.19%
Units Sold	37	37	0.00%
Avg Days on Market	36	28	28.57%
Avg List Price for Solds	\$656,101	\$713,826	-8.09%
Avg SP to OLP Ratio	98.8%	99.5%	-0.79%
Ratio of Avg SP to Avg OLP	98.5%	98.8%	-0.33%
Attached Avg Sold Price	\$628,711	\$742,762	-15.35%
Detached Avg Sold Price	\$1,113,750	\$435,667	155.64%
Attached Units Sold	35	34	2.94%
Detached Units Sold	2	3	-33.33%

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	40	47	-14.89%
New Listings	38	36	5.56%
New Under Contracts	25	26	-3.85%
New Contingents	12	9	33.33%
New Pendings	37	35	5.71%
All Pendings	43	49	-12.24%

Financing (Sold)

Assumption	0
Cash	3
Conventional	29
FHA	0
Other	1
Owner	0
VA	4

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	5
21 to 30	1
31 to 60	5
61 to 90	7
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
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	1	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	0
\$300K to \$399,999	0	0	0	0	0	0	8	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	3
\$500K to \$599,999	0	1	0	1	0	0	9	0	0	4
\$600K to \$799,999	0	1	1	2	0	0	2	0	4	11
\$800K to \$999,999	0	0	0	0	0	1	2	0	6	2
\$1M to \$2,499,999	0	0	0	0	1	5	0	0	6	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	2	1	3	1	6	24	0	17	23
Avg Sold Price	\$0	\$651,150	\$662,500	\$639,333	\$1,565,000	\$1,173,183	\$489,396			
Prev Year - Avg Sold Price	\$357,000	\$535,000	\$593,000	\$675,500	\$0	\$1,071,790	\$590,194			
Avg Sold % Change	0.00%	21.71%	11.72%	-5.35%	0.00%	9.46%	-17.08%			
Prev Year - # of Solds	2	1	1	5	0	10	18			

Active Detail