## August 2017

20010, Columbia Hts/Mt PIt, 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 | 31 | 23 | $34.78 \%$ |
| 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 | 30 |
| FHA | 0 |
| Other | 2 |
| Owner | 0 |
| VA | 4 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 17 |
| 11 to 20 | 6 |
| 21 to 30 | 1 |
| 31 to 60 | 5 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## 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 | 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 |  |  |  |

