

January 2019

20001, Howard U./Shaw, DC

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$34,646,512	\$19,299,119	79.52%
Avg Sold Price	\$707,072	\$622,552	13.58%
Median Sold Price	\$610,000	\$565,000	7.96%
Units Sold	49	31	58.06%
Avg Days on Market	70	62	12.90%
Avg List Price for Solds	\$717,185	\$631,351	13.60%
Avg SP to OLP Ratio	96.2%	97.2%	-1.04%
Ratio of Avg SP to Avg OLP	97.9%	96.9%	0.99%
Attached Avg Sold Price	\$723,750	\$623,971	15.99%
Detached Avg Sold Price	\$429,500	\$580,000	-25.95%
Attached Units Sold	46	30	53.33%
Detached Units Sold	2	1	100.00%

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

	Jan 2019	Jan 2018	% Change
Active Listings	97	79	22.78%
New Listings	88	75	17.33%
New Under Contracts	38	36	5.56%
New Contingents	9	26	-65.38%
New Pendings	47	62	-24.19%
All Pendings	61	89	-31.46%

Financing (Sold)

Assumption	0
Cash	8
Conventional	36
FHA	0
Other	1
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	3
21 to 30	5
31 to 60	6
61 to 90	8
91 to 120	3
121 to 180	5
181 to 360	3
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	1	0	0	0	0	0	0	2	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	0	0	0	1
\$300K to \$399,999	1	0	0	0	0	0	4	2	0	3
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	8
\$500K to \$599,999	1	0	0	2	0	0	4	0	0	12
\$600K to \$799,999	0	0	0	3	0	0	4	1	4	20
\$800K to \$999,999	0	0	0	3	0	3	3	0	5	11
\$1M to \$2,499,999	0	0	0	4	0	4	1	3	11	13
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	1	0	12	0	7	26	7	22	68
Avg Sold Price	\$429,500	\$33,000	\$0	\$899,009	\$0	\$1,075,714	\$574,669			
Prev Year - Avg Sold Price	\$580,000	\$735,333	\$0	\$785,674	\$0	\$750,000	\$540,179			
Avg Sold % Change	-25.95%	-95.51%	0.00%	14.43%	0.00%	43.43%	6.38%			
Prev Year - # of Solds	1	3	0	7	0	1	19			

Active Detail