

January 2018

20008, Woodley/Cvlnd Pk, DC

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$18,125,025	\$29,378,500	-38.31%
Avg Sold Price	\$823,865	\$1,398,976	-41.11%
Median Sold Price	\$660,000	\$550,000	20.00%
Units Sold	22	21	4.76%
Avg Days on Market	64	100	-36.00%
Avg List Price for Solds	\$821,723	\$1,483,890	-44.62%
Avg SP to OLP Ratio	97.7%	95.7%	2.10%
Ratio of Avg SP to Avg OLP	98.9%	94.0%	5.27%
Attached Avg Sold Price	\$643,686	\$782,559	-17.75%
Detached Avg Sold Price	\$1,965,000	\$4,018,750	-51.10%
Attached Units Sold	19	17	11.76%
Detached Units Sold	3	4	-25.00%

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 2018	Jan 2017	% Change
Active Listings	48	65	-26.15%
New Listings	31	36	-13.89%
New Under Contracts	13	13	0.00%
New Contingents	20	14	42.86%
New Pendings	33	27	22.22%
All Pendings	41	32	28.13%

Financing (Sold)

Assumption	0
Cash	6
Conventional	16
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	3
1 to 10	1
11 to 20	2
21 to 30	4
31 to 60	4
61 to 90	1
91 to 120	3
121 to 180	2
181 to 360	2
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	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	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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	6
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	5
\$600K to \$799,999	0	0	0	1	0	0	2	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	3	1	0	0
\$1M to \$2,499,999	0	0	0	2	2	1	0	0	0	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	9	2	4
\$5,000,000+	0	0	0	0	0	0	0	7	2	1
Total	0	0	0	3	3	1	15	17	4	24
Avg Sold Price	\$0	\$0	\$0	\$948,333	\$1,965,000	\$1,175,000	\$547,335			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$4,018,750	\$1,165,000	\$758,656			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-51.10%	0.86%	-27.85%			
Prev Year - # of Solds	0	0	0	0	4	1	16			

Active Detail