

May 2016

20009, Dupont/Adams Morgan, DC

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$64,700,029	\$55,615,438	16.33%
Avg Sold Price	\$604,673	\$591,654	2.20%
Median Sold Price	\$479,900	\$502,500	-4.50%
Units Sold	107	94	13.83%
Avg Days on Market	64	95	-32.63%
Avg List Price for Solds	\$603,113	\$581,926	3.64%
Avg SP to OLP Ratio	100.9%	100.9%	-0.08%
Ratio of Avg SP to Avg OLP	99.3%	101.4%	-2.11%
Attached Avg Sold Price	\$611,554	\$591,654	3.36%
Detached Avg Sold Price	\$427,500	\$0	0%
Attached Units Sold	103	94	9.57%
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

	May 2016	May 2015	% Change
Active Listings	132	124	6.45%
New Listings	102	127	-19.69%
New Under Contracts	49	54	-9.26%
New Contingents	50	54	-7.41%
New Pendings	99	108	-8.33%
All Pendings	137	136	0.74%

Financing (Sold)

Assumption	0
Cash	15
Conventional	81
FHA	1
Other	6
Owner	0
VA	4

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	20
21 to 30	16
31 to 60	30
61 to 90	10
91 to 120	7
121 to 180	1
181 to 360	3
361 to 720	1
721+	2

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	1	0	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	11
\$300K to \$399,999	2	0	0	0	0	0	25	1	0	16
\$400K to \$499,999	1	0	0	0	0	0	17	0	0	21
\$500K to \$599,999	1	0	0	0	0	0	15	0	0	15
\$600K to \$799,999	0	1	0	0	0	0	13	2	0	25
\$800K to \$999,999	0	0	0	2	0	2	2	0	1	8
\$1M to \$2,499,999	0	1	0	1	0	8	6	2	8	13
\$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	1	0
Total	4	2	0	3	0	10	88	6	10	112
Avg Sold Price	\$427,500	\$855,000	\$0	\$1,173,833	\$0	\$1,327,200	\$505,529			
Prev Year - Avg Sold Price	\$0	\$784,125	\$0	\$1,049,000	\$0	\$1,202,938	\$509,468			
Avg Sold % Change	0.00%	9.04%	0.00%	11.90%	0.00%	10.33%	-0.77%			
Prev Year - # of Solds	0	4	0	2	0	8	80			

Active Detail