

January 2019

20009, Dupont/Adams Morgan, DC

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$41,056,819	\$34,395,099	19.37%
Avg Sold Price	\$673,063	\$614,198	9.58%
Median Sold Price	\$528,000	\$479,500	10.11%
Units Sold	61	56	8.93%
Avg Days on Market	46	71	-35.21%
Avg List Price for Solds	\$680,214	\$629,822	8.00%
Avg SP to OLP Ratio	97.7%	95.9%	1.82%
Ratio of Avg SP to Avg OLP	97.1%	95.1%	2.09%
Attached Avg Sold Price	\$675,455	\$614,198	9.97%
Detached Avg Sold Price	\$602,500	\$0	0%
Attached Units Sold	59	56	5.36%
Detached Units Sold	2	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

	Jan 2019	Jan 2018	% Change
Active Listings	102	98	4.08%
New Listings	85	89	-4.49%
New Under Contracts	55	30	83.33%
New Contingents	10	42	-76.19%
New Pendings	65	72	-9.72%
All Pendings	81	85	-4.71%

Financing (Sold)

Assumption	0
Cash	9
Conventional	48
FHA	0
Other	4
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	14
11 to 20	7
21 to 30	6
31 to 60	15
61 to 90	8
91 to 120	4
121 to 180	3
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	2
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	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	6	0	0	4
\$300K to \$399,999	1	0	0	0	0	0	11	0	0	11
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	7	3	0	12
\$600K to \$799,999	0	0	0	0	0	0	8	0	0	20
\$800K to \$999,999	0	1	1	0	0	1	2	0	1	7
\$1M to \$2,499,999	0	0	0	4	0	5	3	0	9	20
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	3	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	4	0	6	48	3	13	85
Avg Sold Price	\$395,000	\$945,000	\$810,000	\$1,231,750	\$0	\$1,395,500	\$533,475			
Prev Year - Avg Sold Price	\$0	\$706,500	\$0	\$1,400,000	\$0	\$1,290,679	\$490,160			
Avg Sold % Change	0.00%	33.76%	0.00%	-12.02%	0.00%	8.12%	8.84%			
Prev Year - # of Solds	0	2	0	1	0	7	46			

Active Detail