

January 2019

20010, Columbia Hts/Mt Plt, DC

Sold Summary

| | Jan 2019 | Jan 2018 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$15,992,855 | \$14,733,500 | 8.55% |
| Avg Sold Price | \$592,328 | \$613,896 | -3.51% |
| Median Sold Price | \$525,000 | \$620,750 | -15.42% |
| Units Sold | 27 | 24 | 12.50% |
| Avg Days on Market | 45 | 71 | -36.62% |
| Avg List Price for Solds | \$591,924 | \$622,304 | -4.88% |
| Avg SP to OLP Ratio | 99.8% | 95.8% | 4.13% |
| Ratio of Avg SP to Avg OLP | 99.8% | 96.7% | 3.26% |
| Attached Avg Sold Price | \$596,975 | \$613,896 | -2.76% |
| Detached Avg Sold Price | \$471,500 | \$0 | 0% |
| Attached Units Sold | 26 | 24 | 8.33% |
| Detached Units Sold | 1 | 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 | 59 | 37 | 59.46% |
| New Listings | 45 | 44 | 2.27% |
| New Under Contracts | 27 | 21 | 28.57% |
| New Contingents | 9 | 20 | -55.00% |
| New Pendings | 36 | 41 | -12.20% |
| All Pendings | 49 | 47 | 4.26% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 2 |
| Conventional | 25 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 0 |
| 1 to 10 | 12 |
| 11 to 20 | 2 |
| 21 to 30 | 3 |
| 31 to 60 | 3 |
| 61 to 90 | 3 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 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 | 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 | 1 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 6 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| \$400K to \$499,999 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 3 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 2 | 0 | 1 | 3 | 0 | 8 | 11 |
| \$800K to \$999,999 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 10 | 8 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 4 | 2 |
| \$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 | 1 | 0 | 0 | 3 | 0 | 4 | 19 | 2 | 26 | 31 |
| Avg Sold Price | \$471,500 | \$0 | \$0 | \$759,333 | \$0 | \$965,000 | \$493,861 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$620,000 | \$0 | \$1,051,667 | \$529,906 | | | |
| Avg Sold % Change | 0.00% | 0.00% | 0.00% | 22.47% | 0.00% | -8.24% | -6.80% | | | |
| Prev Year - # of Solds | 0 | 0 | 0 | 5 | 0 | 3 | 16 | | | |

Active Detail