

January 2018

20015, Friendship/Chvy Chs, DC

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$7,483,050	\$18,943,200	-60.50%
Avg Sold Price	\$831,450	\$1,052,400	-20.99%
Median Sold Price	\$840,000	\$990,500	-15.19%
Units Sold	9	18	-50.00%
Avg Days on Market	91	88	3.41%
Avg List Price for Solds	\$926,200	\$1,061,486	-12.74%
Avg SP to OLP Ratio	98.8%	98.3%	0.50%
Ratio of Avg SP to Avg OLP	101.0%	98.6%	2.39%
Attached Avg Sold Price	\$799,721	\$620,950	28.79%
Detached Avg Sold Price	\$942,500	\$1,268,125	-25.68%
Attached Units Sold	7	6	16.67%
Detached Units Sold	2	12	-83.33%

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	16	18	-11.11%
New Listings	11	14	-21.43%
New Under Contracts	9	12	-25.00%
New Contingents	5	3	66.67%
New Pendings	14	15	-6.67%
All Pendings	16	22	-27.27%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	1
31 to 60	0
61 to 90	1
91 to 120	3
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	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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	1	2	0	0	0	0	0	2
\$1M to \$2,499,999	0	0	0	0	1	1	1	7	2	3
\$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	0	0	1	2	1	1	4	8	2	6
Avg Sold Price	\$0	\$0	\$850,000	\$820,000	\$1,035,000	\$1,875,000	\$520,763			
Prev Year - Avg Sold Price	\$0	\$0	\$938,750	\$0	\$1,432,813	\$958,650	\$452,100			
Avg Sold % Change	0.00%	0.00%	-9.45%	0.00%	-27.76%	95.59%	15.19%			
Prev Year - # of Solds	0	0	4	0	8	2	4			

Active Detail