

May 2016

20016, Cathedral Hts/Au Pk, DC

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$72,144,800	\$40,288,518	79.07%
Avg Sold Price	\$1,222,793	\$936,942	30.51%
Median Sold Price	\$960,000	\$832,500	15.32%
Units Sold	59	43	37.21%
Avg Days on Market	54	183	-70.49%
Avg List Price for Solds	\$1,242,932	\$958,490	29.68%
Avg SP to OLP Ratio	98.4%	98.1%	0.32%
Ratio of Avg SP to Avg OLP	97.2%	96.9%	0.33%
Attached Avg Sold Price	\$492,723	\$587,290	-16.10%
Detached Avg Sold Price	\$1,798,000	\$1,422,571	26.39%
Attached Units Sold	26	25	4.00%
Detached Units Sold	33	18	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

	May 2016	May 2015	% Change
Active Listings	97	93	4.30%
New Listings	80	65	23.08%
New Under Contracts	46	25	84.00%
New Contingents	40	40	0.00%
New Pending	86	65	32.31%
All Pending	118	81	45.68%

Financing (Sold)

Assumption	0
Cash	13
Conventional	42
FHA	0
Other	4
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	5
21 to 30	11
31 to 60	17
61 to 90	5
91 to 120	4
121 to 180	5
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	1	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	6	1	0	13
\$300K to \$399,999	0	0	0	0	0	0	5	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	4	0	1	6
\$600K to \$799,999	0	0	0	0	0	0	4	0	0	9
\$800K to \$999,999	1	1	4	1	2	0	1	3	0	2
\$1M to \$2,499,999	1	0	4	0	15	1	0	23	3	2
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	14	0	0
\$5,000,000+	0	0	0	0	1	0	0	4	0	0
Total	2	1	8	1	23	1	23	45	4	48
Avg Sold Price	\$1,664,500	\$822,000	\$1,227,375	\$950,000	\$2,008,087	\$1,050,000	\$434,296			
Prev Year - Avg Sold Price	\$0	\$849,950	\$957,250	\$855,000	\$1,655,231	\$1,057,500	\$500,365			
Avg Sold % Change	0.00%	-3.29%	28.22%	11.11%	21.32%	-0.71%	-13.20%			
Prev Year - # of Solds	0	1	6	2	12	2	20			

Active Detail