

January 2019

20016, Cathedral Hts/Au Pk, DC

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$20,885,681	\$27,378,000	-23.71%
Avg Sold Price	\$994,556	\$805,235	23.51%
Median Sold Price	\$700,000	\$737,500	-5.08%
Units Sold	21	34	-38.24%
Avg Days on Market	85	88	-3.41%
Avg List Price for Solds	\$1,019,476	\$822,851	23.90%
Avg SP to OLP Ratio	98.4%	96.6%	1.93%
Ratio of Avg SP to Avg OLP	96.1%	94.3%	1.96%
Attached Avg Sold Price	\$525,390	\$448,525	17.14%
Detached Avg Sold Price	\$1,620,111	\$1,314,821	23.22%
Attached Units Sold	12	20	-40.00%
Detached Units Sold	9	14	-35.71%

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	83	68	22.06%
New Listings	43	46	-6.52%
New Under Contracts	16	16	0.00%
New Contingents	12	16	-25.00%
New Pending	28	32	-12.50%
All Pending	39	46	-15.22%

Financing (Sold)

Assumption	0
Cash	4
Conventional	16
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	2
11 to 20	1
21 to 30	1
31 to 60	2
61 to 90	6
91 to 120	2
121 to 180	2
181 to 360	1
361 to 720	1
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	1	0	0	1
\$200K to \$299,999	1	0	0	0	0	0	3	1	0	7
\$300K to \$399,999	0	0	0	0	0	0	0	1	0	12
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	8
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	6
\$600K to \$799,999	0	0	1	0	0	0	0	3	1	7
\$800K to \$999,999	0	1	0	0	0	0	0	0	2	1
\$1M to \$2,499,999	0	0	1	1	5	1	0	15	3	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	9	0	1
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	1	1	2	1	6	1	9	32	6	45
Avg Sold Price	\$240,000	\$825,000	\$925,000	\$1,007,500	\$2,081,833	\$1,035,000	\$381,909			
Prev Year - Avg Sold Price	\$0	\$818,000	\$1,090,400	\$0	\$1,439,500	\$0	\$429,079			
Avg Sold % Change	0.00%	0.86%	-15.17%	0.00%	44.62%	0.00%	-10.99%			
Prev Year - # of Solds	0	1	5	0	9	0	19			

Active Detail