

May 2016

20036, Downtown, DC

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$7,876,000	\$8,949,600	-12.00%
Avg Sold Price	\$562,571	\$526,447	6.86%
Median Sold Price	\$407,500	\$410,000	-0.61%
Units Sold	14	17	-17.65%
Avg Days on Market	35	65	-46.15%
Avg List Price for Solds	\$568,679	\$520,400	9.28%
Avg SP to OLP Ratio	98.7%	98.7%	0.07%
Ratio of Avg SP to Avg OLP	98.5%	99.0%	-0.51%
Attached Avg Sold Price	\$562,571	\$516,225	8.98%
Detached Avg Sold Price	\$0	\$690,000	0%
Attached Units Sold	14	16	-12.50%
Detached Units Sold	0	1	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

	May 2016	May 2015	% Change
Active Listings	25	18	38.89%
New Listings	26	11	136.36%
New Under Contracts	6	8	-25.00%
New Contingents	11	4	175.00%
New Pendings	17	12	41.67%
All Pendings	21	14	50.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	5
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	3
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	1
121 to 180	1
181 to 360	0
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	1	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	4	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	2	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	1	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	2
\$1M to \$2,499,999	0	0	0	0	0	1	0	0	1	1
\$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	0	0	0	0	0	1	13	1	4	20
Avg Sold Price	\$0	\$0	\$0	\$0	\$0	\$2,137,000	\$441,462			
Prev Year - Avg Sold Price	\$690,000	\$0	\$0	\$1,950,000	\$0	\$0	\$420,640			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.95%			
Prev Year - # of Solds	1	0	0	1	0	0	15			

Active Detail