

2019

20009, Dupont/Adams Morgan, DC

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$674,357,359	\$616,024,572	9.47%
Avg Sold Price	\$680,803	\$681,443	-0.09%
Median Sold Price	\$573,950	\$565,000	1.58%
Units Sold	995	904	10.07%
Avg Days on Market	23	47	-51.06%
Avg List Price for Solds	\$679,795	\$683,863	-0.59%
Avg SP to OLP Ratio	99.5%	99.0%	0.57%
Ratio of Avg SP to Avg OLP	99.2%	98.3%	0.90%
Attached Avg Sold Price	\$680,724	\$676,112	0.68%
Detached Avg Sold Price	\$720,000	\$1,213,567	-40.67%
Attached Units Sold	993	886	12.08%
Detached Units Sold	2	12	-83.33%

Financing (Sold)

Assumption	0
Cash	141
Conventional	801
FHA	3
Other	15
Owner	0
VA	19

Days on Market (Sold)

0	16
1 to 10	514
11 to 20	127
21 to 30	76
31 to 60	120
61 to 90	58
91 to 120	35
121 to 180	29
181 to 360	16
361 to 720	4
721+	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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	5
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	10
\$200K to \$299,999	0	0	0	0	0	0	65
\$300K to \$399,999	0	2	0	0	0	0	140
\$400K to \$499,999	0	0	0	0	0	0	163
\$500K to \$599,999	0	1	0	0	0	0	156
\$600K to \$799,999	1	7	0	3	0	2	183
\$800K to \$999,999	0	4	1	12	0	8	73
\$1M to \$2,499,999	0	10	0	34	0	51	60
\$2.5M to \$4,999,999	0	0	0	0	0	3	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	24	1	49	0	64	856
Avg Sold Price	\$630,000	\$886,476	\$810,000	\$1,118,028	\$0	\$1,573,973	\$584,308
Prev Year - Avg Sold Price	\$562,543	\$953,810	\$0	\$1,175,804	\$2,125,000	\$1,547,106	\$553,247
Avg Sold % Change	11.99%	-7.06%	0.00%	-4.91%	0.00%	1.74%	5.61%
Prev Year - # of Solds	7	21	0	48	5	71	746