

2019

20036, Downtown, DC

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$94,237,397	\$84,099,184	12.06%
Avg Sold Price	\$594,167	\$480,567	23.64%
Median Sold Price	\$420,000	\$385,000	9.09%
Units Sold	155	175	-11.43%
Avg Days on Market	28	49	-42.86%
Avg List Price for Solds	\$607,983	\$482,623	25.97%
Avg SP to OLP Ratio	98.4%	98.8%	-0.37%
Ratio of Avg SP to Avg OLP	96.9%	98.4%	-1.51%
Attached Avg Sold Price	\$597,750	\$482,553	23.87%
Detached Avg Sold Price	\$0	\$530,000	%
Attached Units Sold	154	172	-10.47%
Detached Units Sold	0	2	%

Financing (Sold)

Assumption	0
Cash	39
Conventional	110
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	59
11 to 20	23
21 to 30	12
31 to 60	26
61 to 90	11
91 to 120	5
121 to 180	8
181 to 360	5
361 to 720	1
721+	1

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	1
\$50K to \$99,999	0	0	0	0	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	27
\$300K to \$399,999	0	0	0	0	0	0	37
\$400K to \$499,999	0	0	0	0	0	0	34
\$500K to \$599,999	0	0	0	0	0	0	12
\$600K to \$799,999	0	0	0	0	0	0	11
\$800K to \$999,999	0	1	0	0	0	0	7
\$1M to \$2,499,999	0	0	0	2	0	5	11
\$2.5M to \$4,999,999	0	0	0	0	0	1	1
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	0	2	0	6	145
Avg Sold Price	\$0	\$960,000	\$0	\$1,774,500	\$0	\$2,081,050	\$517,642
Prev Year - Avg Sold Price	\$675,000	\$0	\$0	\$0	\$385,000	\$2,015,000	\$455,350
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	3.28%	13.68%
Prev Year - # of Solds	1	0	0	0	1	3	169