## January 2018

20001, Howard U./Shaw, DC

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 19,299,119$ | $\$ 26,097,166$ | $-26.05 \%$ |
| Avg Sold Price | $\$ 622,552$ | $\$ 724,921$ | $-14.12 \%$ |
| Median Sold Price | $\$ 565,000$ | $\$ 616,500$ | $-8.35 \%$ |
| Units Sold | 31 | 36 | $-13.89 \%$ |
| Avg Days on Market | 43 | 30 | $43.33 \%$ |
| Avg List Price for Solds | $\$ 631,351$ | $\$ 738,688$ | $-14.53 \%$ |
| Avg SP to OLP Ratio | $97.2 \%$ | $98.0 \%$ | $-0.87 \%$ |
| Ratio of Avg SP to Avg OLP | $96.9 \%$ | $96.7 \%$ | $0.25 \%$ |
| Attached Avg Sold Price | $\$ 623,971$ | $\$ 722,776$ | $-13.67 \%$ |
| Detached Avg Sold Price | $\$ 580,000$ | $\$ 800,000$ | $-27.50 \%$ |
| Attached Units Sold | 30 | 35 | $-14.29 \%$ |
| Detached Units Sold | 1 | 1 | $0.00 \%$ |

## 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 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 79 | 74 | $6.76 \%$ |
| New Listings | 75 | 75 | $0.00 \%$ |
| New Under Contracts | 36 | 26 | $38.46 \%$ |
| New Contingents | 26 | 23 | $13.04 \%$ |
| New Pendings | 62 | 49 | $26.53 \%$ |
| All Pendings | 89 | 67 | $32.84 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 3 |
| Conventional | 26 |
| FHA | 0 |
| Other | 3 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 10 |
| 11 to 20 | 4 |
| 21 to 30 | 2 |
| 31 to 60 | 6 |
| 61 to 90 | 6 |
| 91 to 120 | 3 |
| 121 to 180 | 0 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 2 | 0 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 1 | 7 |
| \$500K to \$599,999 | 1 | 1 | 0 | 0 | 0 | 0 | 9 | 0 | 1 | 9 |
| \$600K to \$799,999 | 0 | 1 | 0 | 4 | 0 | 1 | 3 | 0 | 2 | 13 |
| \$800K to \$999,999 | 0 | 1 | 0 | 3 | 0 | 0 | 1 | 0 | 6 | 14 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 8 | 7 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 3 | 0 | 7 | 0 | 1 | 19 | 2 | 22 | 55 |
| Avg Sold Price | \$580,000 | \$735,333 | \$0 | \$785,674 | \$0 | \$750,000 | \$540,179 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$733,890 | \$800,000 | \$1,264,800 | \$595,548 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 7.06\% | 0.00\% | -40.70\% | -9.30\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 8 | 1 | 5 | 22 |  |  |  |

