## January 2019

20001, Howard U./Shaw, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 34,646,512$ | $\$ 19,299,119$ | $79.52 \%$ |
| Avg Sold Price | $\$ 707,072$ | $\$ 622,552$ | $13.58 \%$ |
| Median Sold Price | $\$ 610,000$ | $\$ 565,000$ | $7.96 \%$ |
| Units Sold | 49 | 31 | $58.06 \%$ |
| Avg Days on Market | 51 | 43 | $18.60 \%$ |
| Avg List Price for Solds | $\$ 717,185$ | $\$ 631,351$ | $13.60 \%$ |
| Avg SP to OLP Ratio | $96.2 \%$ | $97.2 \%$ | $-1.04 \%$ |
| Ratio of Avg SP to Avg OLP | $97.9 \%$ | $96.9 \%$ | $0.99 \%$ |
| Attached Avg Sold Price | $\$ 723,750$ | $\$ 623,971$ | $15.99 \%$ |
| Detached Avg Sold Price | $\$ 429,500$ | $\$ 580,000$ | $-25.95 \%$ |
| Attached Units Sold | 46 | 30 | $53.33 \%$ |
| Detached Units Sold | 2 | 1 | $100.00 \%$ |
|  |  |  |  |

## 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 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 97 | 79 | $22.78 \%$ |
| New Listings | 88 | 75 | $17.33 \%$ |
| New Under Contracts | 38 | 36 | $5.56 \%$ |
| New Contingents | 9 | 26 | $-65.38 \%$ |
| New Pendings | 47 | 62 | $-24.19 \%$ |
| All Pendings | 61 | 89 | $-31.46 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 8 |
| Conventional | 36 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 4 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 18 |
| 11 to 20 | 5 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 8 |
| 91 to 120 | 2 |
| 121 to 180 | 5 |
| 181 to 360 | 2 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 1 | 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 | 0 | 0 | 0 | 1 |
| \$300K to \$399,999 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 8 |
| \$500K to \$599,999 | 1 | 0 | 0 | 2 | 0 | 0 | 4 | 0 | 0 | 12 |
| \$600K to \$799,999 | 0 | 0 | 0 | 3 | 0 | 0 | 4 | 1 | 4 | 20 |
| \$800K to \$999,999 | 0 | 0 | 0 | 3 | 0 | 3 | 3 | 0 | 5 | 11 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 4 | 0 | 4 | 1 | 3 | 11 | 13 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 2 | 1 | 0 | 12 | 0 | 7 | 26 | 7 | 22 | 68 |
| Avg Sold Price | \$429,500 | \$33,000 | \$0 | \$899,009 | \$0 | \$1,075,714 | \$574,669 |  |  |  |
| Prev Year - Avg Sold Price | \$580,000 | \$735,333 | \$0 | \$785,674 | \$0 | \$750,000 | \$540,179 |  |  |  |
| Avg Sold \% Change | -25.95\% | -95.51\% | 0.00\% | 14.43\% | 0.00\% | 43.43\% | 6.38\% |  |  |  |
| Prev Year - \# of Solds | 1 | 3 | 0 | 7 | 0 | 1 | 19 |  |  |  |

