January 2019
20005, Logan Cir/Thomas Circle, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 4,929,000$ | $\$ 10,498,899$ | $-53.05 \%$ |
| Avg Sold Price | $\$ 448,091$ | $\$ 699,927$ | $-35.98 \%$ |
| Median Sold Price | $\$ 380,000$ | $\$ 539,900$ | $-29.62 \%$ |
| Units Sold | 11 | 15 | $-26.67 \%$ |
| Avg Days on Market | 53 | 28 | $89.29 \%$ |
| Avg List Price for Solds | $\$ 449,055$ | $\$ 695,687$ | $-35.45 \%$ |
| Avg SP to OLP Ratio | $96.9 \%$ | $98.7 \%$ | $-1.84 \%$ |
| Ratio of Avg SP to Avg OLP | $97.2 \%$ | $99.2 \%$ | $-2.04 \%$ |
| Attached Avg Sold Price | $\$ 448,091$ | $\$ 762,615$ | $-41.24 \%$ |
| Detached Avg Sold Price | $\$ 0$ | $\$ 549,900$ | $0 \%$ |
| Attached Units Sold | 11 | 13 | $-15.38 \%$ |
| 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

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 18 | 22 | $-18.18 \%$ |
| New Listings | 14 | 21 | $-33.33 \%$ |
| New Under Contracts | 12 | 7 | $71.43 \%$ |
| New Contingents | 0 | 11 | $0 \%$ |
| New Pendings | 12 | 18 | $-33.33 \%$ |
| All Pendings | 13 | 24 | $-45.83 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 1 |
| Conventional | 10 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 2 |
| 21 to 30 | 1 |
| 31 to 60 | 0 |
| 61 to 90 | 1 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## 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 | 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 | 2 | 0 | 0 | 2 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 3 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 1 | 0 | 0 | 10 | 0 | 2 | 15 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$1,250,000 | \$0 | \$0 | \$367,900 |  |  |  |
| Prev Year - Avg Sold Price | \$549,900 | \$0 | \$0 | \$0 | \$0 | \$0 | \$762,615 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | -51.76\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 0 | 0 | 0 | 0 | 13 |  |  |  |

