## January 2018

20008, Woodley/ClvInd Pk, DC

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 18,125,025$ | $\$ 29,378,500$ | $-38.31 \%$ |
| Avg Sold Price | $\$ 823,865$ | $\$ 1,398,976$ | $-41.11 \%$ |
| Median Sold Price | $\$ 660,000$ | $\$ 550,000$ | $20.00 \%$ |
| Units Sold | 22 | 21 | $4.76 \%$ |
| Avg Days on Market | 36 | 75 | $-52.00 \%$ |
| Avg List Price for Solds | $\$ 821,723$ | $\$ 1,483,890$ | $-44.62 \%$ |
| Avg SP to OLP Ratio | $97.7 \%$ | $95.7 \%$ | $2.10 \%$ |
| Ratio of Avg SP to Avg OLP | $98.9 \%$ | $94.0 \%$ | $5.27 \%$ |
| Attached Avg Sold Price | $\$ 643,686$ | $\$ 782,559$ | $-17.75 \%$ |
| Detached Avg Sold Price | $\$ 1,965,000$ | $\$ 4,018,750$ | $-51.10 \%$ |
| Attached Units Sold | 19 | 17 | $11.76 \%$ |
| Detached Units Sold | 3 | 4 | $-25.00 \%$ |
|  |  |  |  |

## 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 | 48 | 65 | $-26.15 \%$ |
| New Listings | 31 | 36 | $-13.89 \%$ |
| New Under Contracts | 13 | 13 | $0.00 \%$ |
| New Contingents | 20 | 14 | $42.86 \%$ |
| New Pendings | 33 | 27 | $22.22 \%$ |
| All Pendings | 41 | 32 | $28.13 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 6 |
| Conventional | 16 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 3 |
| 21 to 30 | 3 |
| 31 to 60 | 2 |
| 61 to 90 | 0 |
| 91 to 120 | 4 |
| 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 | 1 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 6 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 5 |
| \$600K to \$799,999 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 0 | 3 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 9 | 2 | 4 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 2 | 1 |
| Total | 0 | 0 | 0 | 3 | 3 | 1 | 15 | 17 | 4 | 24 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$948,333 | \$1,965,000 | \$1,175,000 | \$547,335 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$4,018,750 | \$1,165,000 | \$758,656 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | -51.10\% | 0.86\% | -27.85\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 0 | 4 | 1 | 16 |  |  |  |

