## January 2019

20008, Woodley/ClvInd Pk, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 24,643,500$ | $\$ 18,125,025$ | $35.96 \%$ |
| Avg Sold Price | $\$ 821,450$ | $\$ 823,865$ | $-0.29 \%$ |
| Median Sold Price | $\$ 560,000$ | $\$ 660,000$ | $-15.15 \%$ |
| Units Sold | 30 | 22 | $36.36 \%$ |
| Avg Days on Market | 52 | 36 | $44.44 \%$ |
| Avg List Price for Solds | $\$ 803,267$ | $\$ 821,723$ | $-2.25 \%$ |
| Avg SP to OLP Ratio | $97.3 \%$ | $97.7 \%$ | $-0.43 \%$ |
| Ratio of Avg SP to Avg OLP | $99.4 \%$ | $98.9 \%$ | $0.51 \%$ |
| Attached Avg Sold Price | $\$ 666,630$ | $\$ 643,686$ | $3.56 \%$ |
| Detached Avg Sold Price | $\$ 1,548,500$ | $\$ 1,965,000$ | $-21.20 \%$ |
| Attached Units Sold | 23 | 19 | $21.05 \%$ |
| Detached Units Sold | 6 | 3 | $100.00 \%$ |
|  |  |  |  |

## 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 | 55 | 48 | $14.58 \%$ |
| New Listings | 35 | 31 | $12.90 \%$ |
| New Under Contracts | 20 | 13 | $53.85 \%$ |
| New Contingents | 5 | 20 | $-75.00 \%$ |
| New Pendings | 25 | 33 | $-24.24 \%$ |
| All Pendings | 27 | 41 | $-34.15 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 21 |
| FHA | 0 |
| Other | 4 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 10 |
| 11 to 20 | 2 |
| 21 to 30 | 2 |
| 31 to 60 | 7 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 3 |
| 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 | 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 | 6 | 0 | 0 | 6 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 6 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 5 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 2 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$1M to \$2,499,999 | 0 | 0 | 1 | 1 | 3 | 1 | 2 | 2 | 2 | 5 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 7 | 3 | 4 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 1 |
| Total | 0 | 0 | 2 | 1 | 4 | 2 | 20 | 15 | 6 | 32 |
| Avg Sold Price | \$0 | \$0 | \$1,105,000 | \$1,076,000 | \$1,770,250 | \$1,902,000 | \$522,625 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$948,333 | \$1,965,000 | \$1,175,000 | \$547,335 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 13.46\% | -9.91\% | 61.87\% | -4.51\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 3 | 3 | 1 | 15 |  |  |  |

