

January 2019

20008, Woodley/Cvlnd 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 Pending	25	33	-24.24%
All Pending	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	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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			

Active Detail