January 2019
20009, Dupont/Adams Morgan, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 41,056,819$ | $\$ 34,395,099$ | $19.37 \%$ |
| Avg Sold Price | $\$ 673,063$ | $\$ 614,198$ | $9.58 \%$ |
| Median Sold Price | $\$ 528,000$ | $\$ 479,500$ | $10.11 \%$ |
| Units Sold | 61 | 56 | $8.93 \%$ |
| Avg Days on Market | 27 | 36 | $-25.00 \%$ |
| Avg List Price for Solds | $\$ 680,214$ | $\$ 629,822$ | $8.00 \%$ |
| Avg SP to OLP Ratio | $97.7 \%$ | $95.9 \%$ | $1.82 \%$ |
| Ratio of Avg SP to Avg OLP | $97.1 \%$ | $95.1 \%$ | $2.09 \%$ |
| Attached Avg Sold Price | $\$ 675,455$ | $\$ 614,198$ | $9.97 \%$ |
| Detached Avg Sold Price | $\$ 602,500$ | $\$ 0$ | $0 \%$ |
| Attached Units Sold | 59 | 56 | $5.36 \%$ |
| Detached Units Sold | 2 | 0 | $0 \%$ |
|  |  |  |  |

## 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 | 102 | 98 | $4.08 \%$ |
| New Listings | 85 | 89 | $-4.49 \%$ |
| New Under Contracts | 55 | 30 | $83.33 \%$ |
| New Contingents | 10 | 42 | $-76.19 \%$ |
| New Pendings | 65 | 72 | $-9.72 \%$ |
| All Pendings | 81 | 85 | $-4.71 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 48 |
| FHA | 0 |
| Other | 4 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 19 |
| 11 to 20 | 9 |
| 21 to 30 | 7 |
| 31 to 60 | 15 |
| 61 to 90 | 6 |
| 91 to 120 | 4 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 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 | 2 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 4 |
| \$300K to \$399,999 | 1 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 9 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 3 | 0 | 12 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 20 |
| \$800K to \$999,999 | 0 | 1 | 1 | 0 | 0 | 1 | 2 | 0 | 1 | 7 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 4 | 0 | 5 | 3 | 0 | 9 | 20 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 1 | 1 | 4 | 0 | 6 | 48 | 3 | 13 | 85 |
| Avg Sold Price | \$395,000 | \$945,000 | \$810,000 | \$1,231,750 | \$0 | \$1,395,500 | \$533,475 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$706,500 | \$0 | \$1,400,000 | \$0 | \$1,290,679 | \$490, 160 |  |  |  |
| Avg Sold \% Change | 0.00\% | 33.76\% | 0.00\% | -12.02\% | 0.00\% | 8.12\% | 8.84\% |  |  |  |
| Prev Year - \# of Solds | 0 | 2 | 0 | 1 | 0 | 7 | 46 |  |  |  |

