January 2019
20010, Columbia Hts/Mt PIt, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,992,855$ | $\$ 14,733,500$ | $8.55 \%$ |
| Avg Sold Price | $\$ 592,328$ | $\$ 613,896$ | $-3.51 \%$ |
| Median Sold Price | $\$ 525,000$ | $\$ 620,750$ | $-15.42 \%$ |
| Units Sold | 27 | 24 | $12.50 \%$ |
| Avg Days on Market | 25 | 41 | $-39.02 \%$ |
| Avg List Price for Solds | $\$ 591,924$ | $\$ 622,304$ | $-4.88 \%$ |
| Avg SP to OLP Ratio | $99.8 \%$ | $95.8 \%$ | $4.13 \%$ |
| Ratio of Avg SP to Avg OLP | $99.8 \%$ | $96.7 \%$ | $3.26 \%$ |
| Attached Avg Sold Price | $\$ 596,975$ | $\$ 613,896$ | $-2.76 \%$ |
| Detached Avg Sold Price | $\$ 471,500$ | $\$ 0$ | $0 \%$ |
| Attached Units Sold | 26 | 24 | $8.33 \%$ |
| Detached Units Sold | 1 | 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 | 59 | 37 | $59.46 \%$ |
| New Listings | 45 | 44 | $2.27 \%$ |
| New Under Contracts | 27 | 21 | $28.57 \%$ |
| New Contingents | 9 | 20 | $-55.00 \%$ |
| New Pendings | 36 | 41 | $-12.20 \%$ |
| All Pendings | 49 | 47 | $4.26 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 2 |
| Conventional | 25 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 13 |
| 11 to 20 | 3 |
| 21 to 30 | 4 |
| 31 to 60 | 5 |
| 61 to 90 | 1 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 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 | 1 | 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 | 1 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 6 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| \$400K to \$499,999 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 3 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 2 | 0 | 1 | 3 | 0 | 8 | 11 |
| \$800K to \$999,999 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 10 | 8 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 4 | 2 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 0 | 3 | 0 | 4 | 19 | 2 | 26 | 31 |
| Avg Sold Price | \$471,500 | \$0 | \$0 | \$759,333 | \$0 | \$965,000 | \$493,861 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$620,000 | \$0 | \$1,051,667 | \$529,906 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 22.47\% | 0.00\% | -8.24\% | -6.80\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 5 | 0 | 3 | 16 |  |  |  |

