

May 2016

20015, Friendship/Chvy Chs, DC

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$16,046,250	\$15,431,990	3.98%
Avg Sold Price	\$943,897	\$907,764	3.98%
Median Sold Price	\$940,000	\$853,500	10.13%
Units Sold	17	17	0.00%
Avg Days on Market	16	21	-23.81%
Avg List Price for Solds	\$937,518	\$906,112	3.47%
Avg SP to OLP Ratio	100.2%	99.1%	1.06%
Ratio of Avg SP to Avg OLP	99.9%	98.9%	0.99%
Attached Avg Sold Price	\$674,750	\$691,857	-2.47%
Detached Avg Sold Price	\$1,090,705	\$1,058,899	3.00%
Attached Units Sold	6	7	-14.29%
Detached Units Sold	11	10	10.00%

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

	May 2016	May 2015	% Change
Active Listings	32	32	0.00%
New Listings	25	27	-7.41%
New Under Contracts	10	13	-23.08%
New Contingents	8	4	100.00%
New Pendings	18	17	5.88%
All Pendings	31	25	24.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	13
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	2
21 to 30	1
31 to 60	2
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	1
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	1	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	2
\$600K to \$799,999	1	0	0	2	0	0	1	1	0	0
\$800K to \$999,999	1	0	3	1	1	0	1	8	0	2
\$1M to \$2,499,999	0	0	1	0	4	0	0	9	2	3
\$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	2	0	4	3	5	0	3	18	2	12
Avg Sold Price	\$892,000	\$0	\$938,000	\$755,833	\$1,292,350	\$0	\$593,667			
Prev Year - Avg Sold Price	\$775,000	\$0	\$909,998	\$890,500	\$1,234,800	\$0	\$542,875			
Avg Sold % Change	15.10%	0.00%	3.08%	-15.12%	4.66%	0.00%	9.36%			
Prev Year - # of Solds	1	0	4	3	5	0	4			

Active Detail