January 2018
20015, Friendship/Chvy Chs, DC

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,483,050$ | $\$ 18,943,200$ | $-60.50 \%$ |
| Avg Sold Price | $\$ 831,450$ | $\$ 1,052,400$ | $-20.99 \%$ |
| Median Sold Price | $\$ 840,000$ | $\$ 990,500$ | $-15.19 \%$ |
| Units Sold | 9 | 18 | $-50.00 \%$ |
| Avg Days on Market | 40 | 41 | $-2.44 \%$ |
| Avg List Price for Solds | $\$ 926,200$ | $\$ 1,061,486$ | $-12.74 \%$ |
| Avg SP to OLP Ratio | $98.8 \%$ | $98.3 \%$ | $0.50 \%$ |
| Ratio of Avg SP to Avg OLP | $101.0 \%$ | $98.6 \%$ | $2.39 \%$ |
| Attached Avg Sold Price | $\$ 799,721$ | $\$ 620,950$ | $28.79 \%$ |
| Detached Avg Sold Price | $\$ 942,500$ | $\$ 1,268,125$ | $-25.68 \%$ |
| Attached Units Sold | 7 | 6 | $16.67 \%$ |
| Detached Units Sold | 2 | 12 | $-83.33 \%$ |

## 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 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 16 | 18 | $-11.11 \%$ |
| New Listings | 11 | 14 | $-21.43 \%$ |
| New Under Contracts | 9 | 12 | $-25.00 \%$ |
| New Contingents | 5 | 3 | $66.67 \%$ |
| New Pendings | 14 | 15 | $-6.67 \%$ |
| All Pendings | 16 | 22 | $-27.27 \%$ |

## Financing (Sold)

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

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 2 |
| 11 to 20 | 1 |
| 21 to 30 | 1 |
| 31 to 60 | 0 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## 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 | 2 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 7 | 2 | 3 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 1 | 2 | 1 | 1 | 4 | 8 | 2 | 6 |
| Avg Sold Price | \$0 | \$0 | \$850,000 | \$820,000 | \$1,035,000 | \$1,875,000 | \$520,763 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$938,750 | \$0 | \$1,432,813 | \$958,650 | \$452,100 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | -9.45\% | 0.00\% | -27.76\% | 95.59\% | 15.19\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 4 | 0 | 8 | 2 | 4 |  |  |  |

