

January 2019

20015, Friendship/Chvy Chs, DC

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$13,303,873	\$7,483,050	77.79%
Avg Sold Price	\$1,023,375	\$831,450	23.08%
Median Sold Price	\$949,000	\$840,000	12.98%
Units Sold	13	9	44.44%
Avg Days on Market	41	40	2.50%
Avg List Price for Solds	\$1,046,483	\$926,200	12.99%
Avg SP to OLP Ratio	98.7%	98.8%	-0.12%
Ratio of Avg SP to Avg OLP	102.5%	101.0%	1.47%
Attached Avg Sold Price	\$796,995	\$799,721	-0.34%
Detached Avg Sold Price	\$1,164,863	\$942,500	23.59%
Attached Units Sold	5	7	-28.57%
Detached Units Sold	8	2	300.00%

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	9	16	-43.75%
New Listings	13	11	18.18%
New Under Contracts	9	9	0.00%
New Contingents	3	5	-40.00%
New Pendings	12	14	-14.29%
All Pendings	13	16	-18.75%

Financing (Sold)

Assumption	0
Cash	4
Conventional	9
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	2
21 to 30	0
31 to 60	3
61 to 90	1
91 to 120	0
121 to 180	2
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	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	0
\$800K to \$999,999	1	0	2	1	1	2	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0	5	0	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	1	0	2	1	5	2	2	5	0	4
Avg Sold Price	\$870,000	\$0	\$927,500	\$865,000	\$1,318,780	\$967,000	\$592,986			
Prev Year - Avg Sold Price	\$0	\$0	\$850,000	\$820,000	\$1,035,000	\$1,875,000	\$520,763			
Avg Sold % Change	0.00%	0.00%	9.12%	5.49%	27.42%	-48.43%	13.87%			
Prev Year - # of Solds	0	0	1	2	1	1	4			

Active Detail