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 | 1 |
| 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 | 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 |  |  |  |

