January 2018
20016, Cathedral Hts/Au Pk, DC

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 27,378,000$ | $\$ 29,305,399$ | $-6.58 \%$ |
| Avg Sold Price | $\$ 805,235$ | $\$ 915,794$ | $-12.07 \%$ |
| Median Sold Price | $\$ 737,500$ | $\$ 769,350$ | $-4.14 \%$ |
| Units Sold | 34 | 32 | $6.25 \%$ |
| Avg Days on Market | 44 | 58 | $-24.14 \%$ |
| Avg List Price for Solds | $\$ 822,851$ | $\$ 927,575$ | $-11.29 \%$ |
| Avg SP to OLP Ratio | $96.6 \%$ | $98.2 \%$ | $-1.65 \%$ |
| Ratio of Avg SP to Avg OLP | $94.3 \%$ | $96.4 \%$ | $-2.17 \%$ |
| Attached Avg Sold Price | $\$ 448,525$ | $\$ 443,337$ | $1.17 \%$ |
| Detached Avg Sold Price | $\$ 1,314,821$ | $\$ 1,606,308$ | $-18.15 \%$ |
| Attached Units Sold | 20 | 19 | $5.26 \%$ |
| Detached Units Sold | 14 | 13 | $7.69 \%$ |

## 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 | 68 | 88 | $-22.73 \%$ |
| New Listings | 46 | 54 | $-14.81 \%$ |
| New Under Contracts | 16 | 16 | $0.00 \%$ |
| New Contingents | 16 | 19 | $-15.79 \%$ |
| New Pendings | 32 | 35 | $-8.57 \%$ |
| All Pendings | 46 | 43 | $6.98 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 10 |
| Conventional | 20 |
| FHA | 1 |
| Other | 3 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 8 |
| 11 to 20 | 7 |
| 21 to 30 | 0 |
| 31 to 60 | 10 |
| 61 to 90 | 3 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 361 to 720 | 1 |
| $721+$ | 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 | 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 | 1 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 19 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 7 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 1 | 0 | 4 | 0 | 0 | 4 |
| \$800K to \$999,999 | 0 | 1 | 1 | 0 | 2 | 0 | 1 | 3 | 3 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 3 | 0 | 5 | 0 | 0 | 10 | 0 | 1 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 4 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| Total | 0 | 1 | 5 | 0 | 9 | 0 | 19 | 20 | 3 | 45 |
| Avg Sold Price | \$0 | \$818,000 | \$1,090,400 | \$0 | \$1,439,500 | \$0 | \$429,079 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$794,500 | \$0 | \$0 | \$1,606,308 | \$0 | \$423,828 |  |  |  |
| Avg Sold \% Change | 0.00\% | 2.96\% | 0.00\% | 0.00\% | -10.38\% | 0.00\% | 1.24\% |  |  |  |
| Prev Year - \# of Solds | 0 | 1 | 0 | 0 | 13 | 0 | 18 |  |  |  |

