January 2019
20036, Downtown, DC

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 3,016,700$ | $\$ 3,954,899$ | $-23.72 \%$ |
| Avg Sold Price | $\$ 502,783$ | $\$ 395,490$ | $27.13 \%$ |
| Median Sold Price | $\$ 326,500$ | $\$ 349,500$ | $-6.58 \%$ |
| Units Sold | 6 | 10 | $-40.00 \%$ |
| Avg Days on Market | 43 | 32 | $34.38 \%$ |
| Avg List Price for Solds | $\$ 515,633$ | $\$ 399,980$ | $28.91 \%$ |
| Avg SP to OLP Ratio | $97.8 \%$ | $96.0 \%$ | $1.84 \%$ |
| Ratio of Avg SP to Avg OLP | $97.4 \%$ | $94.3 \%$ | $3.26 \%$ |
| Attached Avg Sold Price | $\$ 502,783$ | $\$ 395,490$ | $27.13 \%$ |
| Detached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Attached Units Sold | 6 | 10 | $-40.00 \%$ |
| Detached Units Sold | 0 | 0 | $0 \%$ |

## 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 | 37 | 29 | $27.59 \%$ |
| New Listings | 25 | 19 | $31.58 \%$ |
| New Under Contracts | 12 | 5 | $140.00 \%$ |
| New Contingents | 3 | 1 | $200.00 \%$ |
| New Pendings | 15 | 6 | $150.00 \%$ |
| All Pendings | 24 | 10 | $140.00 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 0 |
| Conventional | 6 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 1 |
| 11 to 20 | 1 |
| 21 to 30 | 0 |
| 31 to 60 | 5 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 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 | 3 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 7 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 8 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | 5 | 29 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$502,783 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$395,490 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 27.13\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 0 | 0 | 0 | 10 |  |  |  |

