

2019

20015, Friendship/Chvy Chs, DC

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$282,042,568	\$209,387,174	34.70%
Avg Sold Price	\$1,096,074	\$1,119,718	-2.11%
Median Sold Price	\$1,050,500	\$1,050,000	0.05%
Units Sold	260	187	39.04%
Avg Days on Market	21	47	-55.32%
Avg List Price for Solds	\$1,084,779	\$1,112,651	-2.51%
Avg SP to OLP Ratio	100.4%	100.3%	0.14%
Ratio of Avg SP to Avg OLP	99.9%	99.6%	0.30%
Attached Avg Sold Price	\$731,245	\$773,789	-5.50%
Detached Avg Sold Price	\$1,267,152	\$1,235,851	2.53%
Attached Units Sold	83	47	76.60%
Detached Units Sold	177	140	26.43%

Financing (Sold)

Assumption	0
Cash	32
Conventional	219
FHA	1
Other	2
Owner	0
VA	4

Days on Market (Sold)

0	4
1 to 10	141
11 to 20	35
21 to 30	14
31 to 60	35
61 to 90	13
91 to 120	5
121 to 180	9
181 to 360	3
361 to 720	0
721+	1

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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	0	0	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	9
\$500K to \$599,999	0	0	0	0	0	0	8
\$600K to \$799,999	0	0	2	0	0	1	10
\$800K to \$999,999	0	1	30	10	18	6	6
\$1M to \$2,499,999	0	0	15	3	109	8	5
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	47	13	130	15	54
Avg Sold Price	\$0	\$995,000	\$957,854	\$958,634	\$1,378,976	\$1,018,300	\$591,882
Prev Year - Avg Sold Price	\$715,333	\$0	\$957,164	\$861,190	\$1,350,645	\$1,117,865	\$550,996
Avg Sold % Change	0.00%	0.00%	0.07%	11.32%	2.10%	-8.91%	7.42%
Prev Year - # of Solds	3	0	36	10	101	13	24