

2019

20016, Cathedral Hts/Au Pk, DC

Sold Summary

| | 2019 | 2018 | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume | \$526,522,351 | \$506,674,499 | 3.92% |
| Avg Sold Price | \$1,026,351 | \$943,528 | 8.78% |
| Median Sold Price | \$875,000 | \$800,000 | 9.38% |
| Units Sold | 512 | 537 | -4.66% |
| Avg Days on Market | 37 | 64 | -42.19% |
| Avg List Price for Solds | \$1,030,376 | \$953,081 | 8.11% |
| Avg SP to OLP Ratio | 98.7% | 97.9% | 0.75% |
| Ratio of Avg SP to Avg OLP | 97.7% | 97.3% | 0.34% |
| Attached Avg Sold Price | \$552,292 | \$513,397 | 7.58% |
| Detached Avg Sold Price | \$1,668,626 | \$1,509,002 | 10.58% |
| Attached Units Sold | 294 | 305 | -3.61% |
| Detached Units Sold | 218 | 232 | -6.03% |

Financing (Sold)

| | |
|--------------|-----|
| Assumption | 0 |
| Cash | 144 |
| Conventional | 337 |
| FHA | 0 |
| Other | 16 |
| Owner | 0 |
| VA | 10 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 15 |
| 1 to 10 | 219 |
| 11 to 20 | 67 |
| 21 to 30 | 30 |
| 31 to 60 | 59 |
| 61 to 90 | 39 |
| 91 to 120 | 20 |
| 121 to 180 | 34 |
| 181 to 360 | 25 |
| 361 to 720 | 4 |
| 721+ | 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.

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 | 2 |
| \$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 | 3 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 59 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 44 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| \$600K to \$799,999 | 0 | 2 | 3 | 3 | 1 | 1 | 32 |
| \$800K to \$999,999 | 6 | 3 | 14 | 9 | 7 | 7 | 8 |
| \$1M to \$2,499,999 | 3 | 0 | 32 | 13 | 125 | 14 | 7 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 25 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Total | 9 | 5 | 49 | 25 | 160 | 22 | 242 |
| Avg Sold Price | \$993,111 | \$794,500 | \$1,138,872 | \$978,159 | \$1,870,121 | \$1,228,109 | \$441,855 |
| Prev Year - Avg Sold Price | \$896,220 | \$804,000 | \$1,053,863 | \$1,008,984 | \$1,728,871 | \$1,103,086 | \$434,457 |
| Avg Sold % Change | 10.81% | -1.18% | 8.07% | -3.06% | 8.17% | 11.33% | 1.70% |
| Prev Year - # of Solds | 11 | 2 | 62 | 22 | 159 | 16 | 265 |