

2014

20020, Anacostia/Hillcrest, DC

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$63,195,642	\$44,076,860	43.38%
Avg Sold Price	\$243,999	\$204,060	19.57%
Median Sold Price	\$242,000	\$200,000	21.00%
Units Sold	259	216	19.91%
Avg Days on Market	86	100	-14.00%
Avg List Price for Solds	\$250,628	\$209,842	19.44%
Avg SP to OLP Ratio	95.9%	95.6%	0.29%
Ratio of Avg SP to Avg OLP	94.6%	94.0%	0.64%
Attached Avg Sold Price	\$213,973	\$172,392	24.12%
Detached Avg Sold Price	\$312,411	\$282,718	10.50%
Attached Units Sold	180	154	16.88%
Detached Units Sold	79	62	27.42%

Financing (Sold)

Assumption	0
Cash	80
Conventional	100
FHA	68
Other	5
Owner	1
VA	7

Days on Market (Sold)

0	12
1 to 10	39
11 to 20	19
21 to 30	27
31 to 60	57
61 to 90	27
91 to 120	21
121 to 180	25
181 to 360	21
361 to 720	6
721+	3

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	1	0	0	0	0	0	6
\$50K to \$99,999	0	5	2	0	0	0	19
\$100K to \$149,999	3	4	2	7	1	1	4
\$150K to \$199,999	2	8	5	16	0	4	8
\$200K to \$299,999	2	9	13	35	3	4	8
\$300K to \$399,999	2	1	16	14	8	2	21
\$400K to \$499,999	0	0	8	2	8	2	0
\$500K to \$599,999	1	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	11	27	46	74	22	13	66
Avg Sold Price	\$229,518	\$175,726	\$296,113	\$238,489	\$387,936	\$257,161	\$193,626
Prev Year - Avg Sold Price	\$253,225	\$134,203	\$253,625	\$215,989	\$339,595	\$239,100	\$78,596
Avg Sold % Change	-9.36%	30.94%	16.75%	10.42%	14.23%	7.55%	146.36%
Prev Year - # of Solds	4	27	37	65	21	25	37