

2014

Adams Morgan, Washington, DC (Advertised)

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$51,720,086	\$74,700,430	-30.76%
Avg Sold Price	\$615,715	\$553,337	11.27%
Median Sold Price	\$575,000	\$549,000	4.74%
Units Sold	84	135	-37.78%
Avg Days on Market	49	63	-22.22%
Avg List Price for Solds	\$610,708	\$552,025	10.63%
Avg SP to OLP Ratio	100.6%	99.2%	1.39%
Ratio of Avg SP to Avg OLP	100.1%	99.0%	1.14%
Attached Avg Sold Price	\$619,158	\$557,527	11.05%
Detached Avg Sold Price	\$330,000	\$368,967	-10.56%
Attached Units Sold	83	132	-37.12%
Detached Units Sold	1	3	-66.67%

Financing (Sold)

Assumption	0
Cash	14
Conventional	68
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	5
11 to 20	11
21 to 30	16
31 to 60	27
61 to 90	12
91 to 120	9
121 to 180	2
181 to 360	1
361 to 720	0
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	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	4
\$300K to \$399,999	1	0	0	0	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	14
\$500K to \$599,999	0	0	0	0	0	0	12
\$600K to \$799,999	0	2	0	0	0	0	20
\$800K to \$999,999	0	1	0	0	0	2	10
\$1M to \$2,499,999	0	0	0	0	0	1	3
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	3	0	0	0	3	77
Avg Sold Price	\$330,000	\$740,833	\$0	\$0	\$0	\$992,117	\$599,886
Prev Year - Avg Sold Price	\$368,967	\$602,900	\$0	\$0	\$0	\$1,177,500	\$546,245
Avg Sold % Change	-10.56%	22.88%	0.00%	0.00%	0.00%	-15.74%	9.82%
Prev Year - # of Solds	3	4	0	0	0	2	126