

2014

Cleveland Park, Washington, DC (Advertised)

Sold Summary

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	2014	2013	% Change					
Sold Dollar Volume	\$128,656,986	\$119,678,697	7.50%					
Avg Sold Price	\$726,876	\$586,660	23.90%					
Median Sold Price	\$425,000	\$389,000	9.25%					
Units Sold	177	204	-13.24%					
Avg Days on Market	50	56	-10.71%					
Avg List Price for Solds	\$738,050	\$593,751	24.30%					
Avg SP to OLP Ratio	98.7%	98.4%	0.27%					
Ratio of Avg SP to Avg OLP	97.5%	97.9%	-0.40%					
Attached Avg Sold Price	\$457,414	\$421,015	8.65%					
Detached Avg Sold Price	\$2,160,795	\$1,523,069	41.87%					
Attached Units Sold	149	172	-13.37%					
Detached Units Sold	28	31	-9.68%					

Financing (Sold)

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Assumption	0	
Cash	48	
Conventional	119	
FHA	2	
Other	4	
Owner	0	
VA	2	

Days on Market (Sold)

0	7
1 to 10	15
11 to 20	28
21 to 30	32
31 to 60	44
61 to 90	26
91 to 120	9
121 to 180	9
181 to 360	5
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

	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		AII
Price Ranges	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	24
\$300K to \$399,999	1	0	0	0	0	0	54
\$400K to \$499,999	0	0	0	0	0	0	33
\$500K to \$599,999	0	0	0	0	0	0	15
\$600K to \$799,999	0	0	0	1	0	0	6
\$800K to \$999,999	0	1	0	4	0	1	0
\$1M to \$2,499,999	0	1	3	2	15	5	0
\$2.5M to \$4,999,999	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	1	2	3	7	24	6	134
Avg Sold Price	\$365,000	\$940,000	\$1,269,667	\$954,714	\$2,347,010	\$1,236,417	\$389,353
Prev Year - Avg Sold Price	\$719,667	\$0	\$1,177,125	\$902,500	\$1,813,789	\$1,376,600	\$389,332
Avg Sold % Change	-49.28%	0.00%	7.86%	5.79%	29.40%	-10.18%	0.01%
Prev Year - # of Solds	3	0	9	1	19	5	166

