

2014

Ledroit Park, Washington, DC (Advertised)

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$46,420,365	\$52,414,690	-11.44%
Avg Sold Price	\$627,302	\$563,599	11.30%
Median Sold Price	\$645,000	\$565,000	14.16%
Units Sold	74	93	-20.43%
Avg Days on Market	53	56	-5.36%
Avg List Price for Solds	\$625,269	\$569,996	9.70%
Avg SP to OLP Ratio	99.2%	98.1%	1.18%
Ratio of Avg SP to Avg OLP	99.1%	97.3%	1.89%
Attached Avg Sold Price	\$626,443	\$561,873	11.49%
Detached Avg Sold Price	\$690,000	\$602,000	14.62%
Attached Units Sold	73	89	-17.98%
Detached Units Sold	1	4	-75.00%

Financing (Sold)

Assumption	0
Cash	18
Conventional	52
FHA	0
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	3
1 to 10	13
11 to 20	7
21 to 30	14
31 to 60	17
61 to 90	10
91 to 120	6
121 to 180	3
181 to 360	1
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	2
\$300K to \$399,999	0	0	0	0	0	0	8
\$400K to \$499,999	0	1	0	3	0	0	3
\$500K to \$599,999	0	0	0	7	0	4	0
\$600K to \$799,999	0	1	0	7	1	14	8
\$800K to \$999,999	0	1	0	1	0	6	1
\$1M to \$2,499,999	0	0	0	0	0	4	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	0	3	0	18	1	28	24
Avg Sold Price	\$0	\$681,333	\$0	\$608,550	\$690,000	\$769,996	\$465,524
Prev Year - Avg Sold Price	\$397,500	\$503,929	\$763,000	\$604,643	\$850,000	\$727,926	\$415,520
Avg Sold % Change	0.00%	35.20%	0.00%	0.65%	-18.82%	5.78%	12.03%
Prev Year - # of Solds	2	7	1	21	1	27	34