

2014

Logan Circle, Washington, DC (Advertised)

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$88,404,147	\$97,740,334	-9.55%
Avg Sold Price	\$730,613	\$622,550	17.36%
Median Sold Price	\$645,000	\$589,000	9.51%
Units Sold	121	157	-22.93%
Avg Days on Market	44	60	-26.67%
Avg List Price for Solds	\$733,964	\$614,014	19.54%
Avg SP to OLP Ratio	100.0%	100.7%	-0.65%
Ratio of Avg SP to Avg OLP	98.4%	100.5%	-2.09%
Attached Avg Sold Price	\$729,080	\$620,446	17.51%
Detached Avg Sold Price	\$790,917	\$686,500	15.21%
Attached Units Sold	118	152	-22.37%
Detached Units Sold	3	5	-40.00%

Financing (Sold)

Assumption	0
Cash	30
Conventional	88
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	16
11 to 20	22
21 to 30	23
31 to 60	32
61 to 90	7
91 to 120	8
121 to 180	6
181 to 360	3
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	0
\$200K to \$299,999	0	0	0	0	0	0	6
\$300K to \$399,999	1	0	0	0	0	0	13
\$400K to \$499,999	0	0	0	0	0	0	19
\$500K to \$599,999	0	0	0	0	0	0	19
\$600K to \$799,999	1	0	0	0	0	0	23
\$800K to \$999,999	0	2	0	2	0	0	16
\$1M to \$2,499,999	0	2	1	0	0	4	11
\$2.5M to \$4,999,999	0	0	0	0	0	1	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	4	1	2	0	5	107
Avg Sold Price	\$570,875	\$1,025,274	\$1,231,000	\$875,000	\$0	\$2,109,000	\$650,797
Prev Year - Avg Sold Price	\$686,500	\$764,750	\$0	\$1,041,750	\$0	\$1,215,800	\$592,921
Avg Sold % Change	-16.84%	34.07%	0.00%	-16.01%	0.00%	73.47%	9.76%
Prev Year - # of Solds	5	1	0	2	0	5	144