

March 2013

Washington, DC

Sold Summary

	Mar 2013	Mar 2012	% Change
Sold Dollar Volume	\$328,455,398	\$283,823,818	15.73%
Avg Sold Price	\$567,280	\$544,767	4.13%
Median Sold Price	\$460,000	\$405,000	13.58%
Units Sold	579	521	11.13%
Avg Days on Market	61	81	-24.69%
Avg List Price for Solds	\$570,909	\$562,201	1.55%
Avg SP to OLP Ratio	98.6%	95.4%	3.33%
Ratio of Avg SP to Avg OLP	97.8%	93.5%	4.63%
Attached Avg Sold Price	\$515,762	\$475,428	8.48%
Detached Avg Sold Price	\$854,729	\$872,962	-2.09%
Attached Units Sold	491	428	14.72%
Detached Units Sold	88	92	-4.35%

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.

Inventory

	Mar 2013	Mar 2012	% Change
Active Listings	992	1,721	-42.36%
New Listings	829	1,042	-20.44%
New Under Contracts	421	399	5.51%
New Contingents	359	379	-5.28%
New Pending	780	778	0.26%
All Pending	1,226	1,189	3.11%

Financing (Sold)

Assumption	0
Cash	141
Conventional	344
FHA	62
Other	16
Owner	0
VA	16

Days on Market (Sold)

0	40
1 to 10	232
11 to 20	60
21 to 30	34
31 to 60	57
61 to 90	50
91 to 120	22
121 to 180	28
181 to 360	36
361 to 720	17
721+	3

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	3	4	3	12
\$50K to \$99,999	0	4	2	1	0	0	9	1	4	20
\$100K to \$149,999	2	5	2	4	0	0	9	7	15	25
\$150K to \$199,999	2	6	3	6	0	0	9	11	34	30
\$200K to \$299,999	3	6	4	14	4	0	54	26	57	92
\$300K to \$399,999	1	5	1	14	4	3	58	19	25	65
\$400K to \$499,999	2	8	3	11	3	11	47	7	18	59
\$500K to \$599,999	0	5	2	8	8	9	33	7	22	44
\$600K to \$799,999	0	8	4	20	8	20	36	16	37	50
\$800K to \$999,999	0	3	4	12	7	7	3	9	23	14
\$1M to \$2,499,999	0	0	0	12	16	18	10	58	65	35
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	23	14	11
\$5,000,000+	0	0	0	0	1	0	0	17	2	3
Total	10	50	25	102	53	68	271	205	319	460
Avg Sold Price	\$253,640	\$399,762	\$456,029	\$576,207	\$1,156,208	\$837,700	\$433,633			
Prev Year - Avg Sold Price	\$679,505	\$356,650	\$456,083	\$478,201	\$1,203,901	\$732,549	\$419,109			
Avg Sold % Change	-62.67%	12.09%	-0.01%	20.49%	-3.96%	14.35%	3.47%			
Prev Year - # of Solds	11	22	33	97	48	63	246			

Active Detail