

September 2012

20002, Capitol Hill/North, DC

Sold Summary

	Sep 2012	Sep 2011	% Change
Sold Dollar Volume	\$24,117,098	\$16,801,597	43.54%
Avg Sold Price	\$463,790	\$350,033	32.50%
Median Sold Price	\$439,500	\$287,500	52.87%
Units Sold	52	48	8.33%
Avg Days on Market	42	73	-42.47%
Avg List Price for Solds	\$466,663	\$356,258	30.99%
Avg SP to OLP Ratio	97.1%	98.0%	-0.96%
Ratio of Avg SP to Avg OLP	96.9%	94.5%	2.50%
Attached Avg Sold Price	\$466,942	\$355,448	31.37%
Detached Avg Sold Price	\$385,000	\$225,500	70.73%
Attached Units Sold	50	46	8.70%
Detached Units Sold	2	2	0.00%

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

	Sep 2012	Sep 2011	% Change
Active Listings	97	191	-49.21%
New Listings	90	92	-2.17%
New Under Contracts	39	28	39.29%
New Contingents	29	23	26.09%
New Pending	68	51	33.33%
All Pending	127	103	23.30%

Financing (Sold)

Assumption	0
Cash	7
Conventional	33
FHA	10
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	5
1 to 10	24
11 to 20	4
21 to 30	2
31 to 60	7
61 to 90	6
91 to 120	0
121 to 180	1
181 to 360	2
361 to 720	1
721+	0

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	0	0	1	0
\$50K to \$99,999	0	0	0	0	0	0	1	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	0	2	0	2
\$150K to \$199,999	0	0	0	1	0	0	1	0	4	1
\$200K to \$299,999	1	1	0	3	0	2	2	0	9	13
\$300K to \$399,999	0	2	0	4	0	0	3	0	6	4
\$400K to \$499,999	0	1	0	6	0	2	1	2	12	1
\$500K to \$599,999	0	2	0	6	1	1	0	0	7	3
\$600K to \$799,999	0	1	0	3	0	3	1	0	13	2
\$800K to \$999,999	0	0	0	0	0	2	0	0	4	0
\$1M to \$2,499,999	0	0	0	0	0	1	0	0	7	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	1	7	0	23	1	11	9	5	63	29
Avg Sold Price	\$220,000	\$448,357	\$0	\$453,165	\$550,000	\$633,900	\$312,544			
Prev Year - Avg Sold Price	\$0	\$235,880	\$225,500	\$425,437	\$0	\$564,929	\$195,400			
Avg Sold % Change	0.00%	90.08%	0.00%	6.52%	0.00%	12.21%	59.95%			
Prev Year - # of Solds	0	10	2	19	0	7	10			

Active Detail