## October 2012

20002, Capitol Hill/North, DC

## Sold Summary

|  | Oct 2012 | Oct 2011 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 33,089,087$ | $\$ 20,361,340$ | $62.51 \%$ |
| Avg Sold Price | $\$ 486,604$ | $\$ 407,227$ | $19.49 \%$ |
| Median Sold Price | $\$ 454,000$ | $\$ 436,000$ | $4.13 \%$ |
| Units Sold | 68 | 50 | $36.00 \%$ |
| Avg Days on Market | 32 | 53 | $-39.62 \%$ |
| Avg List Price for Solds | $\$ 486,393$ | $\$ 415,114$ | $17.17 \%$ |
| Avg SP to OLP Ratio | $98.9 \%$ | $97.4 \%$ | $1.54 \%$ |
| Ratio of Avg SP to Avg OLP | $98.6 \%$ | $96.3 \%$ | $2.39 \%$ |
| Attached Avg Sold Price | $\$ 486,033$ | $\$ 411,860$ | $18.01 \%$ |
| Detached Avg Sold Price | $\$ 524,900$ | $\$ 334,633$ | $56.86 \%$ |
| Attached Units Sold | 67 | 47 | $42.55 \%$ |
| Detached Units Sold | 1 | 3 | $-66.67 \%$ |

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

|  | Oct 2012 | Oct 2011 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 93 | 178 | $-47.75 \%$ |
| New Listings | 66 | 68 | $-2.94 \%$ |
| New Under Contracts | 39 | 34 | $14.71 \%$ |
| New Contingents | 30 | 29 | $3.45 \%$ |
| New Pendings | 69 | 63 | $9.52 \%$ |
| All Pendings | 112 | 99 | $13.13 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 43 |
| FHA | 5 |
| Other | 5 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 32 |
| 11 to 20 | 9 |
| 21 to 30 | 2 |
| 31 to 60 | 12 |
| 61 to 90 | 3 |
| 91 to 120 | 4 |
| 121 to 180 | 3 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 |
| \$150K to \$199,999 | 0 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 1 | 2 |
| \$200K to \$299,999 | 0 | 0 | 0 | 5 | 0 | 1 | 4 | 0 | 7 | 5 |
| \$300K to \$399,999 | 0 | 3 | 0 | 7 | 0 | 1 | 5 | 0 | 8 | 5 |
| \$400K to \$499,999 | 0 | 2 | 0 | 3 | 0 | 3 | 1 | 0 | 8 | 1 |
| \$500K to \$599,999 | 0 | 2 | 0 | 2 | 1 | 4 | 0 | 0 | 12 | 4 |
| \$600K to \$799,999 | 0 | 6 | 0 | 6 | 0 | 3 | 2 | 0 | 16 | 4 |
| \$800K to \$999,999 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 4 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 4 | 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 | 0 | 14 | 0 | 26 | 1 | 14 | 13 | 4 | 61 | 28 |
| Avg Sold Price | \$0 | \$513,407 | \$0 | \$454,700 | \$524,900 | \$625,521 | \$369,000 |  |  |  |
| Prev Year - Avg Sold Price | \$540,000 | \$451,000 | \$231,950 | \$422,091 | \$0 | \$547,080 | \$235,078 |  |  |  |
| Avg Sold \% Change | 0.00\% | 13.84\% | 0.00\% | 7.73\% | 0.00\% | 14.34\% | 56.97\% |  |  |  |
| Prev Year - \# of Solds | 1 | 7 | 2 | 23 | 0 | 8 | 9 |  |  |  |

