

January 2014

20002, Capitol Hill/North, DC

Sold Summary

	Jan 2014	Jan 2013	% Change
Sold Dollar Volume	\$21,769,040	\$22,949,682	-5.14%
Avg Sold Price	\$518,310	\$409,816	26.47%
Median Sold Price	\$477,500	\$399,500	19.52%
Units Sold	42	56	-25.00%
Avg Days on Market	19	56	-66.07%
Avg List Price for Solds	\$518,702	\$410,341	26.41%
Avg SP to OLP Ratio	98.6%	98.7%	-0.14%
Ratio of Avg SP to Avg OLP	99.4%	96.7%	2.82%
Attached Avg Sold Price	\$521,342	\$409,812	27.21%
Detached Avg Sold Price	\$394,000	\$410,000	-3.90%
Attached Units Sold	41	55	-25.45%
Detached Units Sold	1	1	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

	Jan 2014	Jan 2013	% Change
Active Listings	95	59	61.02%
New Listings	73	78	-6.41%
New Under Contracts	36	43	-16.28%
New Contingents	29	29	0.00%
New Pending	65	72	-9.72%
All Pending	100	120	-16.67%

Financing (Sold)

Assumption	0
Cash	5
Conventional	30
FHA	5
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	8
1 to 10	10
11 to 20	12
21 to 30	4
31 to 60	6
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	0
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	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	1	0	0	0	0	0	0	0	2
\$150K to \$199,999	0	1	0	0	0	0	0	0	0	5
\$200K to \$299,999	0	1	0	1	0	1	3	0	5	11
\$300K to \$399,999	1	2	0	3	0	0	2	0	11	6
\$400K to \$499,999	0	1	0	3	0	1	2	1	9	2
\$500K to \$599,999	0	0	0	1	0	3	1	0	8	5
\$600K to \$799,999	0	0	0	3	0	6	1	1	11	1
\$800K to \$999,999	0	0	0	2	0	0	0	0	7	1
\$1M to \$2,499,999	0	0	0	2	0	0	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	0	1	0
Total	1	6	0	15	0	11	9	2	59	34
Avg Sold Price	\$394,000	\$272,498	\$0	\$621,627	\$0	\$620,968	\$398,333			
Prev Year - Avg Sold Price	\$0	\$449,443	\$410,000	\$441,115	\$0	\$528,625	\$250,345			
Avg Sold % Change	0.00%	-39.37%	0.00%	40.92%	0.00%	17.47%	59.11%			
Prev Year - # of Solds	0	7	1	27	0	8	13			

Active Detail