



## Washington, DC Residential Sales

August 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Aug 2020	1,321	\$1,030,639,889	\$625,000	1,891	1.9	899	920	\$693,716,867	\$647,755	25	30

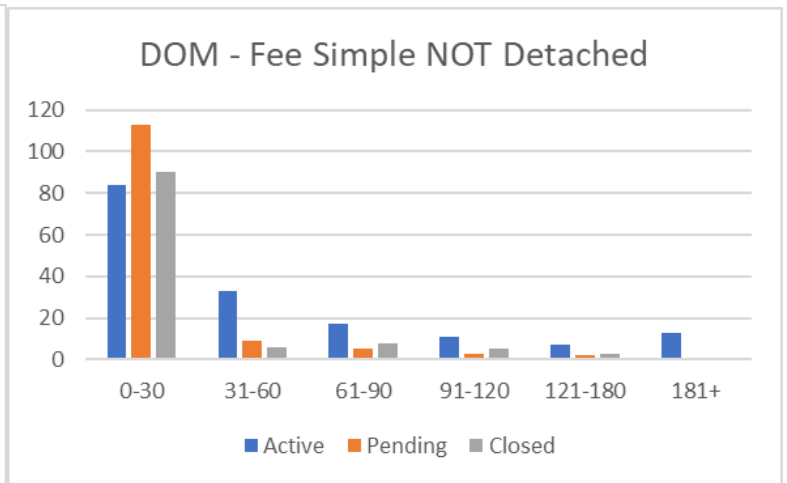
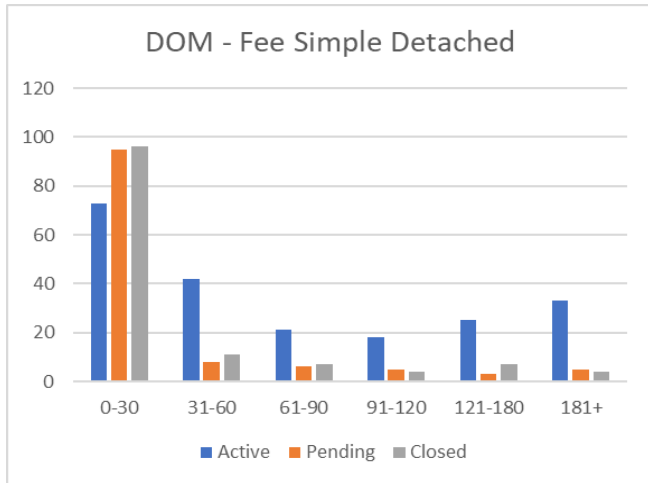
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
August 2020 - August 2020	920	\$754,040	899	\$647,755	920

### INVENTORY COMPARISON

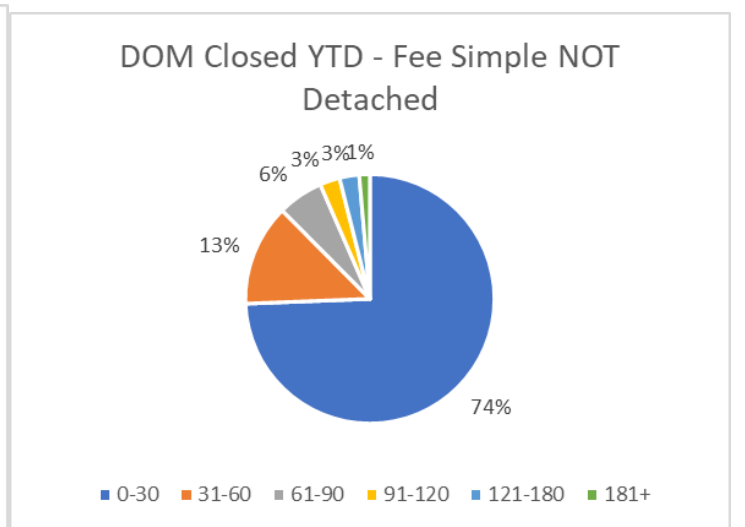
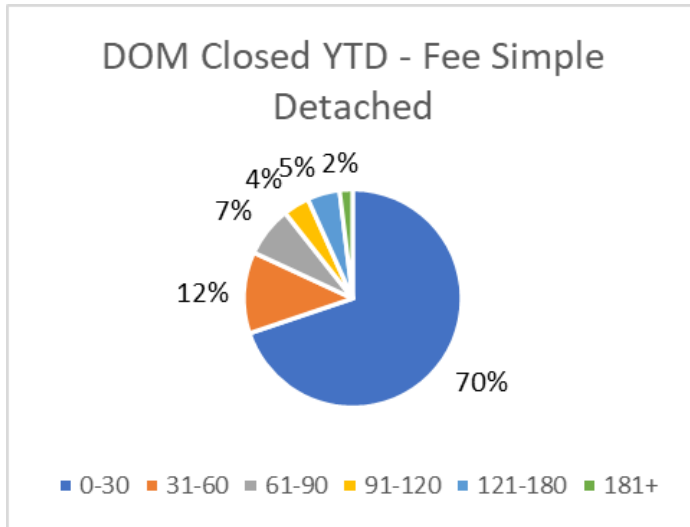
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Sep 2020	1,884	2	\$1,839,425,278	\$976,340	\$632,000	347	156
Last Year: Sep 2019	1,039	1.2	\$761,091,704	\$732,523	\$580,000	1,588	796
Last Month: Aug 2020	1,891	1.9	\$1,853,850,588	\$980,355	\$650,000	1,321	1,000

### RESIDENTIAL ACTIVITY – FEE SIMPLE

	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed YTD	Active	Pending	Closed	Closed YTD
\$299,999 or Under	4	7	3	52	8	10	5	148
\$300,000 - \$499,999	22	16	21	220	38	41	30	604
\$500,000 - \$749,999	47	28	29	273	34	21	16	721
\$750,000 - \$999,999	23	30	25	250	22	37	32	649
\$1,000,000 - \$1,999,999	49	34	38	417	36	19	27	587
\$2,000,000 - \$2,999,999	33	6	8	80	16	4	2	52
\$3,000,000 and Over	33	1	5	38	11	1	0	10
No Price Reported	1	0	0	2	0	0	0	1
<b>Total Units</b>	<b>212</b>	<b>122</b>	<b>129</b>	<b>1332</b>	<b>165</b>	<b>133</b>	<b>112</b>	<b>2772</b>
Total Units	212	122	129	1332	165	133	112	2772
Total Values (in 1,000s)	\$463,178	\$121,103	\$140,728	\$1,468,492	\$197,104	\$100,660	\$91,072	\$2,222,668
Median Price (in 1,000s)	\$1,270	\$847	\$827	\$863	\$800	\$650	\$815	\$719
Avg Price (in 1,000s)	\$2,185	\$993	\$1,091	\$1,102	\$1,195	\$757	\$813	\$802
Avg Sold Price/Org Price			97.75%	97.12%			99.70%	98.23%



Days on Market									
	Fee Simple - Detached				Fee Simple - NOT Detached				
	Active	Pending	Closed	Closed YTD	Active	Pending	Closed	Closed YTD	
0-30	73	95	96	930	84	113	90	2062	
31-60	42	8	11	161	33	9	6	365	
61-90	21	6	7	99	17	5	8	164	
91-120	18	5	4	52	11	3	5	72	
121-180	25	3	7	64	7	2	3	71	
181+	33	5	4	26	13	1	0	38	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed YTD
\$299,999 or Under	177	58	54	599
\$300,000 - \$499,999	341	140	152	1527
\$500,000 - \$749,999	306	133	162	1325
\$750,000 - \$999,999	139	45	44	484
\$1,000,000 - \$1,999,999	101	17	19	212
\$2,000,000 - \$2,999,999	18	0	1	22
\$3,000,000 and Over	14	1	1	12
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1096</b>	<b>394</b>	<b>433</b>	<b>4181</b>
Total Units	1096	394	433	4181
Total Values (in 1,000s)	\$733,293	\$212,198	\$238,762	\$2,338,831
Median Price (in 1,000s)	\$525	\$500	\$520	\$495
Avg Price (in 1,000s)	\$669	\$539	\$551	\$559
Avg Sold Price/Org Price			98.75%	98.16%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed YTD
0-30	459	288	333	2964
31-60	305	54	54	617
61-90	155	20	18	259
91-120	49	10	12	157
121-180	60	10	9	123
181+	68	12	7	69

