



**Note:** A previous version of this report incorrectly labeled several numbers as being Year-to-Date. They are now accurately labeled as being the past 12 months. The charts referring to YTD actually note the prior 12 months. We apologize for the inconvenience and are working with Bright MLS to prevent future misinterpretations.

## Washington, DC Residential Sales

March 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Mar 2020	1,198	\$1,021,221,840	\$675,000	1,544	2.4	713	821	\$600,041,401	\$609,900	32	42

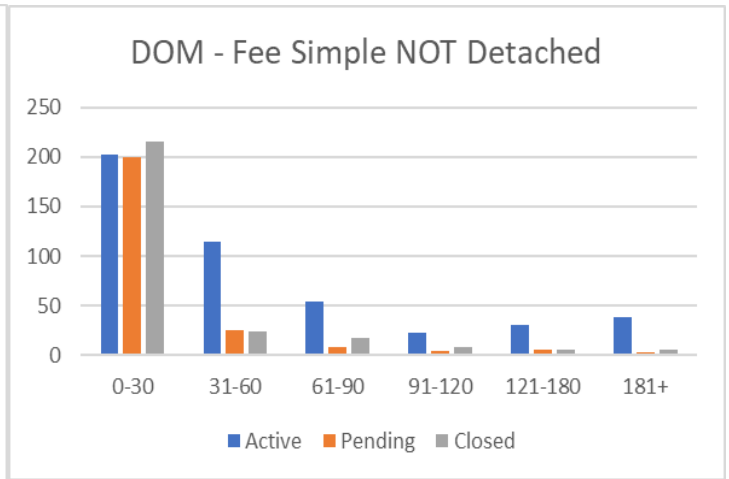
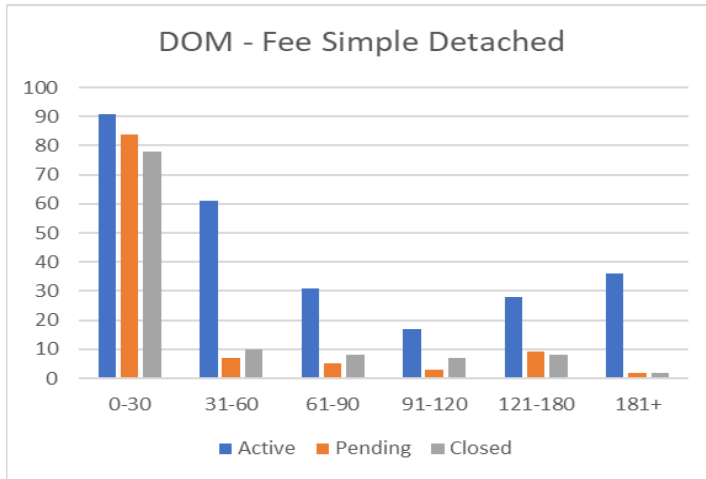
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
March 2020 - March 2020	821	\$730,867	713	\$609,900	821

### INVENTORY COMPARISON

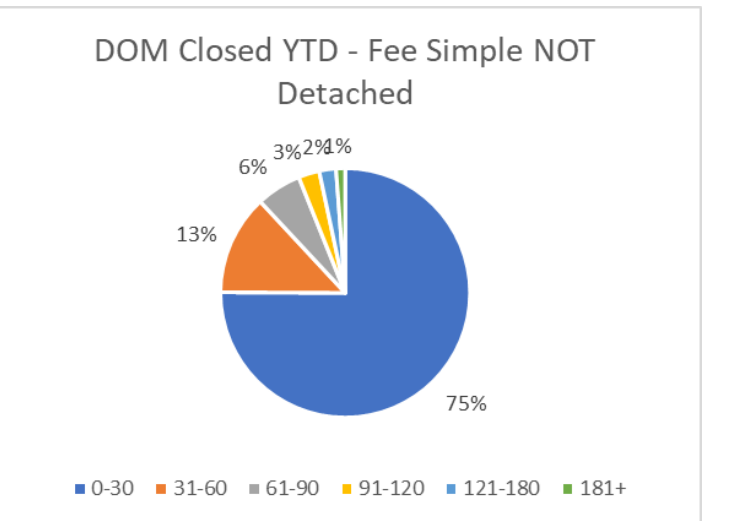
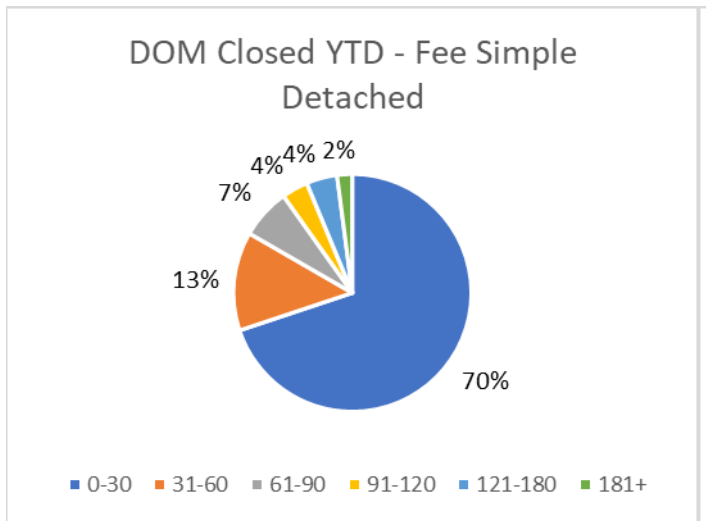
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Apr 2020	1,575	1.9	\$1,534,664,789	\$974,390	\$650,000	502	239
Last Year: Apr 2019	3,330	4.3	\$2,815,503,091	\$845,496	\$610,000	1,395	1,040
Last Month: Mar 2020	1,544	2.4	\$1,560,491,155	\$1,010,681	\$675,000	1,198	763

### RESIDENTIAL ACTIVITY – FEE SIMPLE

	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	12	5	4	62	16	14	10	173
\$300,000 - \$499,999	33	20	21	254	95	59	63	731
\$500,000 - \$749,999	50	21	21	287	102	68	73	871
\$750,000 - \$999,999	51	22	26	257	80	57	60	811
\$1,000,000 - \$1,999,999	61	32	35	434	127	42	65	706
\$2,000,000 - \$2,999,999	25	8	2	76	26	6	5	59
\$3,000,000 and Over	32	2	4	33	14	1	1	16
No Price Reported	0	0	0	1	4	0	0	3
<b>Total Units</b>	<b>264</b>	<b>110</b>	<b>113</b>	<b>1404</b>	<b>464</b>	<b>247</b>	<b>277</b>	<b>3370</b>
Total Units	264	110	113	1404	464	247	277	3370
Total Values (in 1,000s)	\$463,910	\$114,036	\$114,518	\$1,467,277	\$501,936	\$194,616	\$229,029	\$2,707,518
Median Price (in 1,000s)	\$944	\$877	\$852	\$850	\$799	\$699	\$730	\$725
Avg Price (in 1,000s)	\$1,757	\$1,037	\$1,013	\$1,045	\$1,082	\$788	\$827	\$803
Avg Sold Price/Org Price			98.10%	97.15%			99.25%	98.32%



Days on Market									
	Fee Simple - Detached				Fee Simple - NOT Detached				
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.	
0-30	91	84	78	981	202	200	215	2530	
31-60	61	7	10	189	115	26	24	438	
61-90	31	5	8	96	54	8	17	197	
91-120	17	3	7	50	23	4	9	92	
121-180	28	9	8	59	31	6	6	73	
181+	36	2	2	29	39	3	6	40	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	166	58	49	711
\$300,000 - \$499,999	197	124	149	1688
\$500,000 - \$749,999	203	113	136	1385
\$750,000 - \$999,999	111	43	65	548
\$1,000,000 - \$1,999,999	83	16	27	231
\$2,000,000 - \$2,999,999	14	1	2	27
\$3,000,000 and Over	18	0	1	10
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>792</b>	<b>355</b>	<b>429</b>	<b>4600</b>
Total Units	792	355	429	4600
Total Values (in 1,000s)	\$562,447	\$195,883	\$254,579	\$2,545,645
Median Price (in 1,000s)	\$549	\$495	\$531	\$489
Avg Price (in 1,000s)	\$710	\$552	\$593	\$553
Avg Sold Price/Org Price			98.58%	98.25%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	261	251	322	3298
31-60	223	44	38	686
61-90	117	15	19	285
91-120	50	19	22	150
121-180	76	14	14	133
181+	65	12	14	76

