



**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

April 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Apr 2020	896	\$707,634,615	\$642,000	1,626	2	510	604	\$441,494,487	\$619,450	25	30

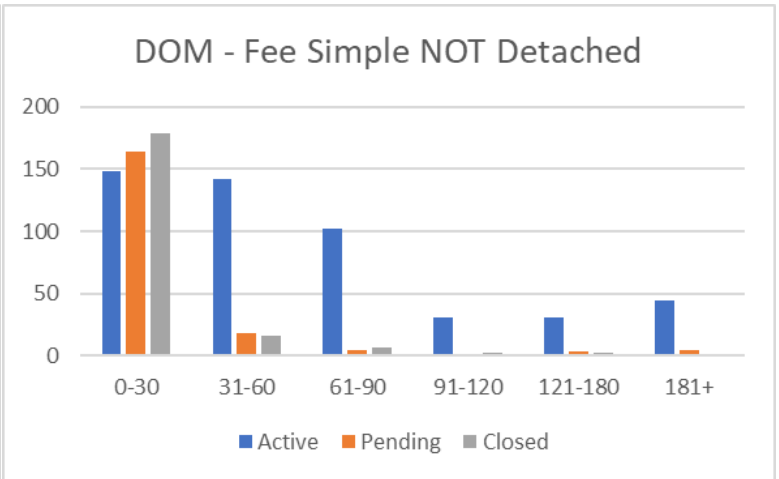
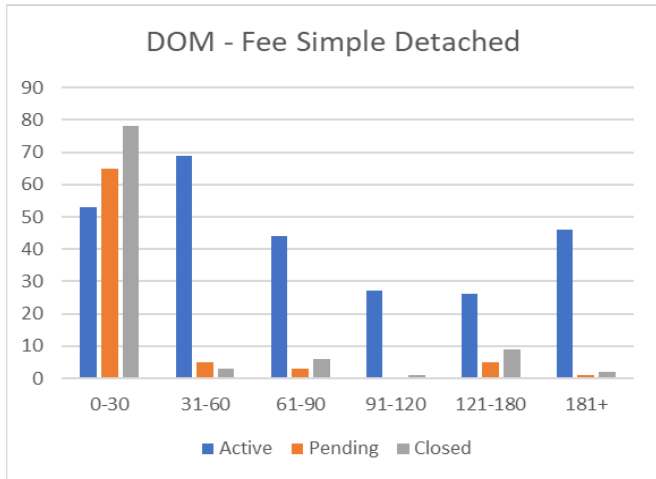
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
April 2020 - April 2020	604	\$730,951	510	\$619,4500	604

### INVENTORY COMPARISON

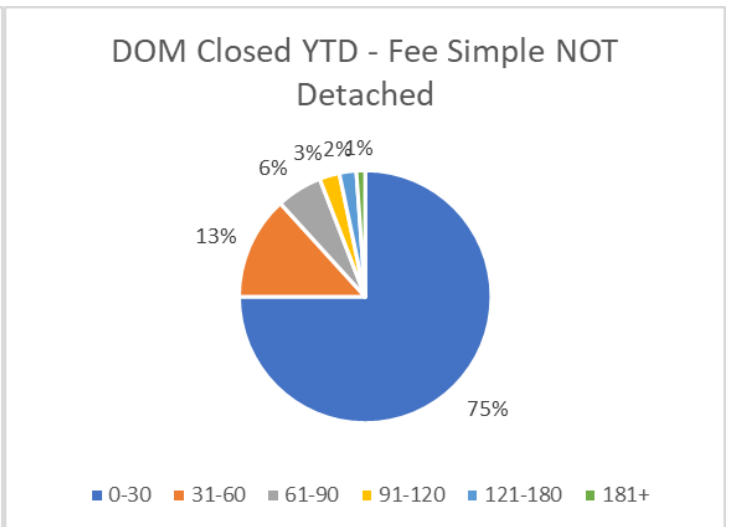
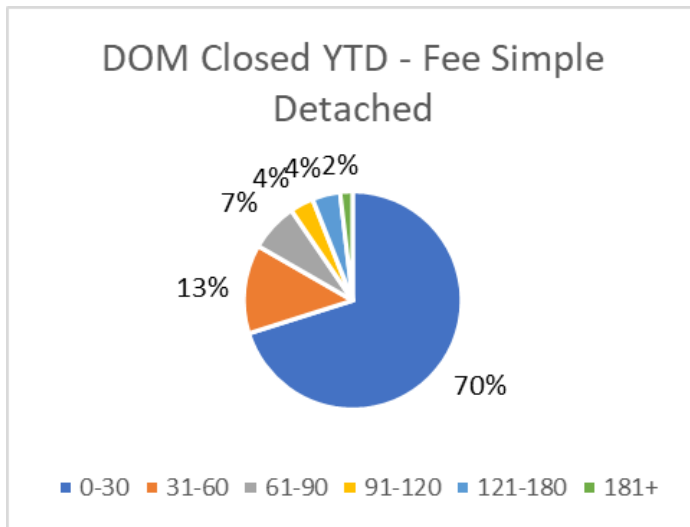
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: May 2020	1,699	2.8	\$1,710,004,039	\$1,006,477	\$679,900	935	674
Last Year: May 2019	3,509	3.8	\$2,956,189,472	\$842,459	\$600,000	1,482	923
Last Month: Apr 2020	1,626	2	\$1,603,260,038	\$986,015	\$650,000	896	535

### 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	10	4	1	62	24	8	9	166
\$300,000 - \$499,999	40	9	11	244	99	46	48	711
\$500,000 - \$749,999	56	11	21	288	100	57	57	852
\$750,000 - \$999,999	47	24	18	255	99	50	46	773
\$1,000,000 - \$1,999,999	56	25	37	434	128	33	45	692
\$2,000,000 - \$2,999,999	22	5	10	80	29	4	4	55
\$3,000,000 and Over	34	1	1	31	15	0	0	16
No Price Reported	0	0	0	1	4	0	0	3
<b>Total Units</b>	<b>265</b>	<b>79</b>	<b>99</b>	<b>1395</b>	<b>498</b>	<b>198</b>	<b>209</b>	<b>3268</b>
Total Units	265	79	99	1395	498	198	209	3268
Total Values (in 1,000s)	\$477,528	\$80,908	\$112,784	\$1,464,465	\$536,331	\$151,123	\$168,129	\$2,627,315
Median Price (in 1,000s)	\$899	\$876	\$954	\$850	\$800	\$665	\$700	\$720
Avg Price (in 1,000s)	\$1,802	\$1,024	\$1,139	\$1,050	\$1,077	\$763	\$804	\$804
Avg Sold Price/Org Price			98.23%	97.36%			99.50%	98.23%



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	53	65	78	978	148	164	179	2451	
31-60	69	5	3	184	142	18	16	433	
61-90	44	3	6	100	102	5	7	192	
91-120	27	0	1	49	31	2	3	84	
121-180	26	5	9	58	31	4	3	71	
181+	46	1	2	26	44	5	1	37	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	186	32	42	674
\$300,000 - \$499,999	214	103	109	1625
\$500,000 - \$749,999	216	67	88	1295
\$750,000 - \$999,999	117	18	38	520
\$1,000,000 - \$1,999,999	79	11	15	230
\$2,000,000 - \$2,999,999	13	0	1	23
\$3,000,000 and Over	13	0	0	9
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>838</b>	<b>231</b>	<b>293</b>	<b>4376</b>
Total Units	838	231	293	4376
Total Values (in 1,000s)	\$563,585	\$118,882	\$159,521	\$2,419,079
Median Price (in 1,000s)	\$525	\$465	\$490	\$485
Avg Price (in 1,000s)	\$673	\$515	\$544	\$553
Avg Sold Price/Org Price			98.44%	98.18%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	202	168	220	3126
31-60	247	26	33	652
61-90	162	18	12	279
91-120	83	9	14	153
121-180	65	6	11	124
181+	79	4	3	66

