



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

May 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
May 2020	1,165	\$1,020,988,374	\$689,000	1,774	2.9	680	576	\$444,578,203	\$655,000	27	35

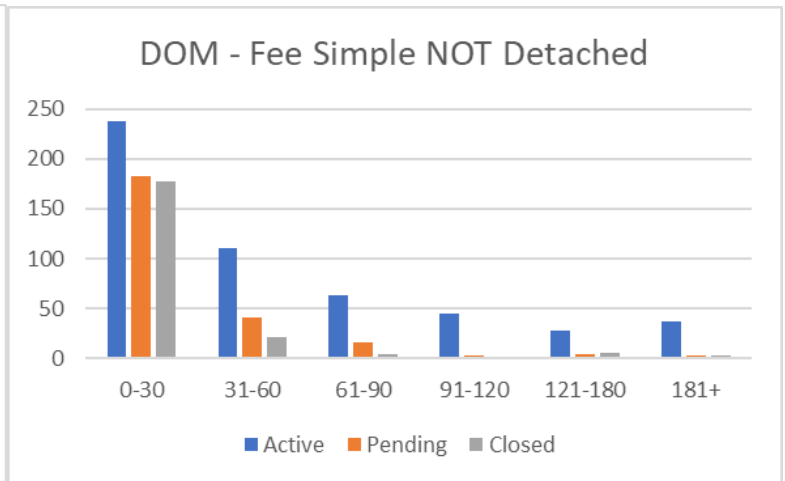
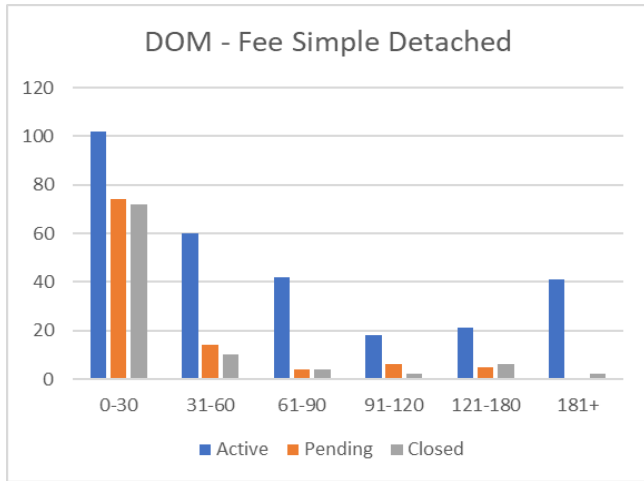
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
May 2020 - May 2020	576	\$771,837	680	\$655,000	576

INVENTORY COMPARISON

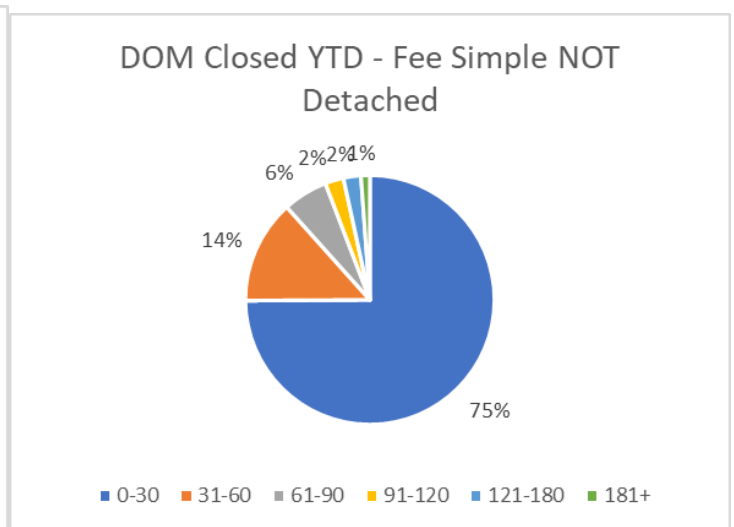
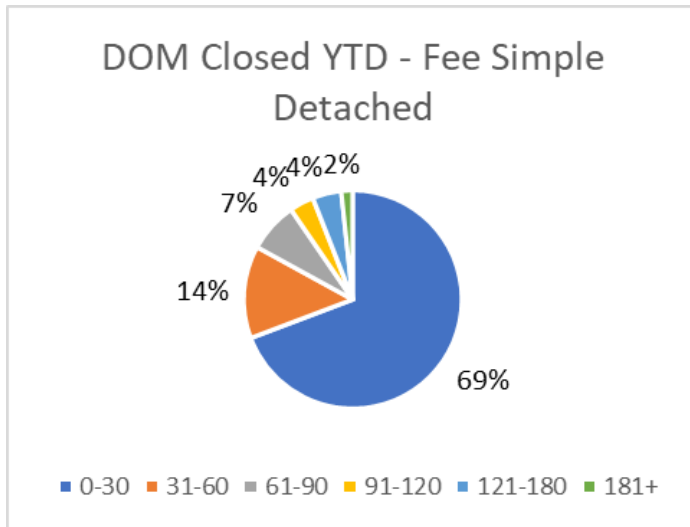
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jun 2020	1,734	3	\$1,753,053,243	\$1,010,988	\$684,950	334	211
Last Year: May 2019	3,493	3.5	\$2,950,525,563	\$844,697	\$614,999	1,247	875
Last Month: Apr 2020	1,774	2.9	\$1,772,683,178	\$999,258	\$677,000	1,165	850

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	4	2	57	18	13	8	162
\$300,000 - \$499,999	39	12	9	234	81	51	47	683
\$500,000 - \$749,999	61	23	21	278	89	67	48	813
\$750,000 - \$999,999	47	20	25	251	124	65	62	755
\$1,000,000 - \$1,999,999	55	36	30	424	149	52	40	643
\$2,000,000 - \$2,999,999	36	3	8	81	39	2	5	53
\$3,000,000 and Over	34	4	1	30	16	1	2	16
No Price Reported	0	1	0	1	4	0	1	3
Total Units	284	103	96	1356	520	251	213	3128
Total Units	284	103	96	1356	520	251	213	3128
Total Values (in 1,000s)	\$505,282	\$120,809	\$117,025	\$1,439,107	\$595,527	\$200,219	\$176,097	\$2,505,133
Median Price (in 1,000s)	\$899	\$920	\$879	\$851	\$882	\$740	\$760	\$720
Avg Price (in 1,000s)	\$1,779	\$1,173	\$1,219	\$1,061	\$1,145	\$798	\$827	\$801
Avg Sold Price/Org Price			97.28%	97.31%			98.92%	98.13%



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	102	74	72	939	237	183	177	2343	
31-60	60	14	10	186	110	41	22	421	
61-90	42	4	4	101	63	16	5	182	
91-120	18	6	2	49	45	3	0	75	
121-180	21	5	6	58	28	5	6	71	
181+	41	0	2	23	37	3	3	36	





Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	181	65	37	633
\$300,000 - \$499,999	244	126	97	1537
\$500,000 - \$749,999	264	83	77	1243
\$750,000 - \$999,999	140	34	41	498
\$1,000,000 - \$1,999,999	85	10	12	215
\$2,000,000 - \$2,999,999	16	2	0	22
\$3,000,000 and Over	16	1	1	9
No Price Reported	0	0	0	0
Total Units	946	321	265	4157
Total Units	946	321	265	4157
Total Values (in 1,000s)	\$647,228	\$166,443	\$151,088	\$2,305,232
Median Price (in 1,000s)	\$545	\$469	\$495	\$489
Avg Price (in 1,000s)	\$684	\$519	\$570	\$555
Avg Sold Price/Org Price			98.40%	98.20%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	394	217	193	2938
31-60	196	57	33	631
61-90	137	25	18	274
91-120	78	8	12	153
121-180	65	8	7	121
181+	76	6	2	59

