



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

June 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Jun 2020	1,331	\$1,147,680,142	\$667,500	1,848	3.2	869	779	\$589,467,063	\$620,000	27	34

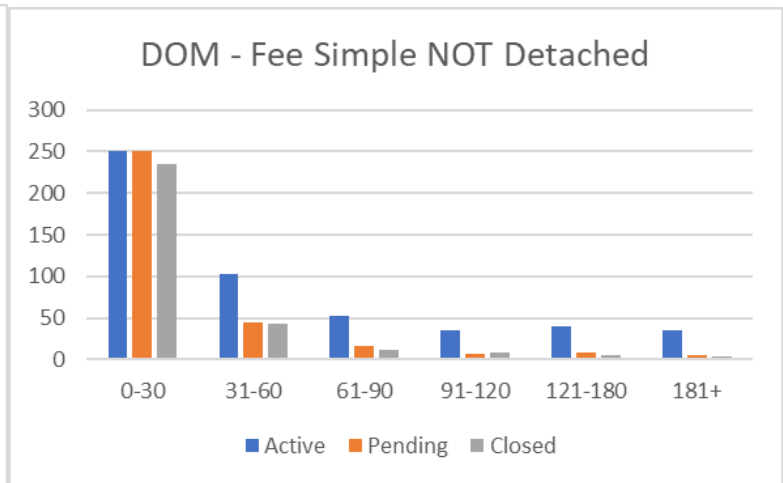
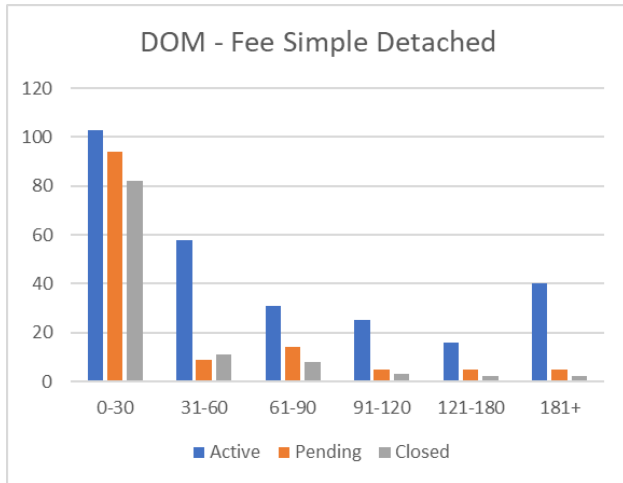
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
June 2020 - June 2020	779	\$756,697	869	\$620,000	779

INVENTORY COMPARISON

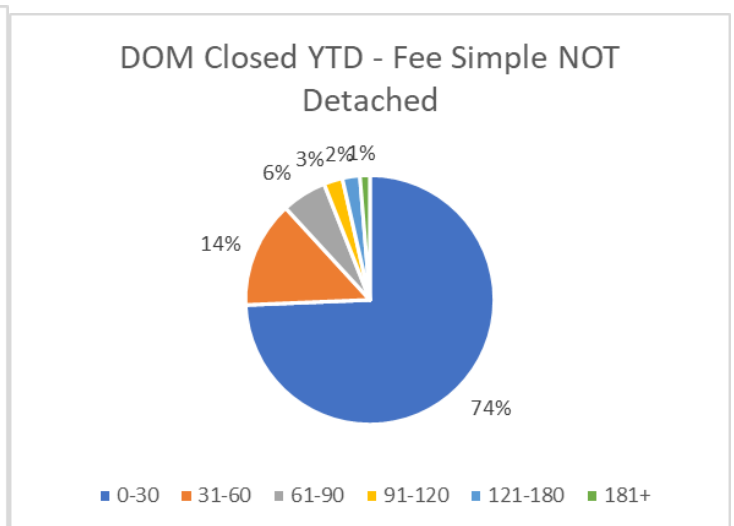
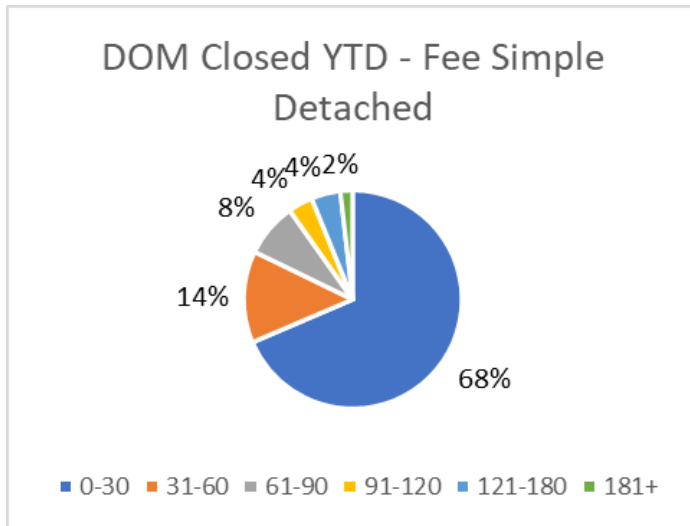
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jul 2020	1,786	2.3	\$1,806,873,113	\$1,011,687	\$674,100	253	126
Last Year: Jul 2019	3,379	3.7	\$2,801,493,680	\$829,090	\$599,900	1,065	810
Last Month: Jun 2020	1,848	3.2	\$1,867,354,957	\$1,010,473	\$675,000	1,331	1,053

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	55	11	15	12	161
\$300,000 - \$499,999	37	19	17	225	73	53	52	667
\$500,000 - \$749,999	67	23	25	267	96	75	77	817
\$750,000 - \$999,999	32	26	23	252	113	97	84	748
\$1,000,000 - \$1,999,999	61	39	30	402	158	83	77	654
\$2,000,000 - \$2,999,999	33	13	6	81	42	10	4	54
\$3,000,000 and Over	31	8	5	31	18	1	0	15
No Price Reported	0	0	0	1	5	0	0	2
Total Units	273	132	108	1314	516	334	306	3118
Total Units	273	132	108	1314	516	334	306	3118
Total Values (in 1,000s)	\$500,232	\$169,095	\$135,646	\$1,420,403	\$616,197	\$296,255	\$258,173	\$2,512,529
Median Price (in 1,000s)	\$895	\$950	\$885	\$854	\$932	\$799	\$779	\$721
Avg Price (in 1,000s)	\$1,832	\$1,281	\$1,256	\$1,081	\$1,194	\$887	\$844	\$806
Avg Sold Price/Org Price			95.28%	96.99%			98.62%	98.12%



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	103	94	82	901	250	250	235	2318	
31-60	58	9	11	179	103	45	43	431	
61-90	31	14	8	105	52	17	11	182	
91-120	25	5	3	48	36	7	8	76	
121-180	16	5	2	57	40	9	5	71	
181+	40	5	2	24	35	6	4	40	





Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	176	61	61	627
\$300,000 - \$499,999	256	148	128	1511
\$500,000 - \$749,999	316	133	122	1240
\$750,000 - \$999,999	152	35	37	484
\$1,000,000 - \$1,999,999	105	11	8	206
\$2,000,000 - \$2,999,999	22	0	1	21
\$3,000,000 and Over	14	2	3	11
No Price Reported	0	0	0	0
Total Units	1041	390	360	4100
Total Units	1041	390	360	4100
Total Values (in 1,000s)	\$731,839	\$206,996	\$193,422	\$2,272,017
Median Price (in 1,000s)	\$574	\$483	\$480	\$490
Avg Price (in 1,000s)	\$703	\$531	\$537	\$554
Avg Sold Price/Org Price			97.82%	98.08%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	504	283	259	2872
31-60	224	49	56	632
61-90	93	27	20	272
91-120	76	11	11	160
121-180	76	9	6	120
181+	68	11	8	59

