



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

July 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Jul 2020	1,517	\$1,224,925,864	\$650,000	1,947	2.4	945	959	\$755,434,354	\$640,000	26	31

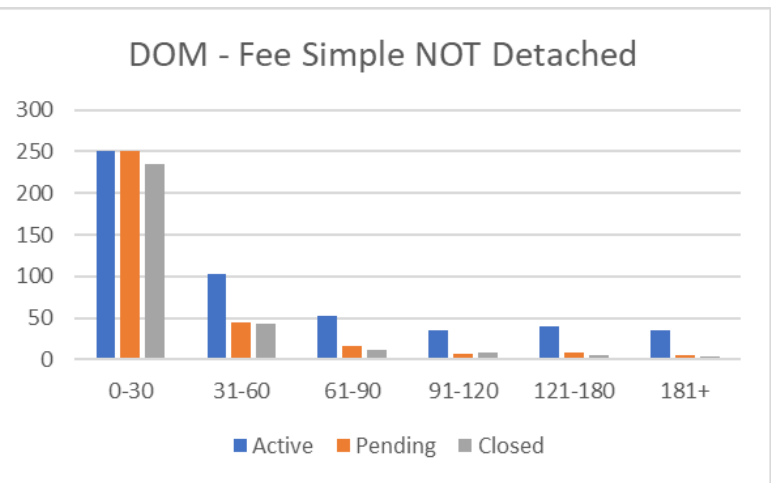
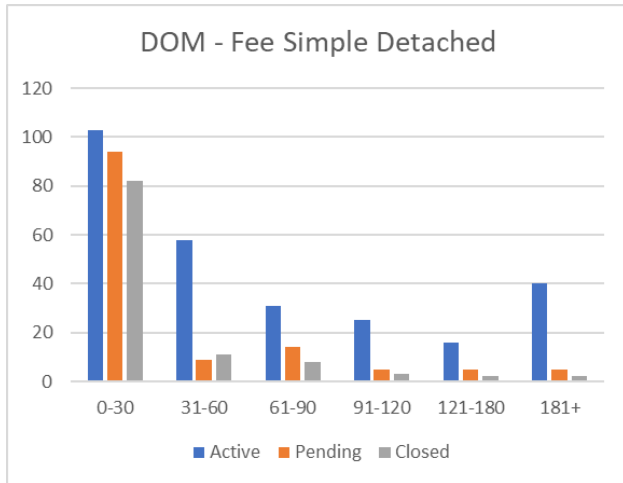
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
July 2020 - July 2020	959	\$787,731	945	\$640,000	959

INVENTORY COMPARISON

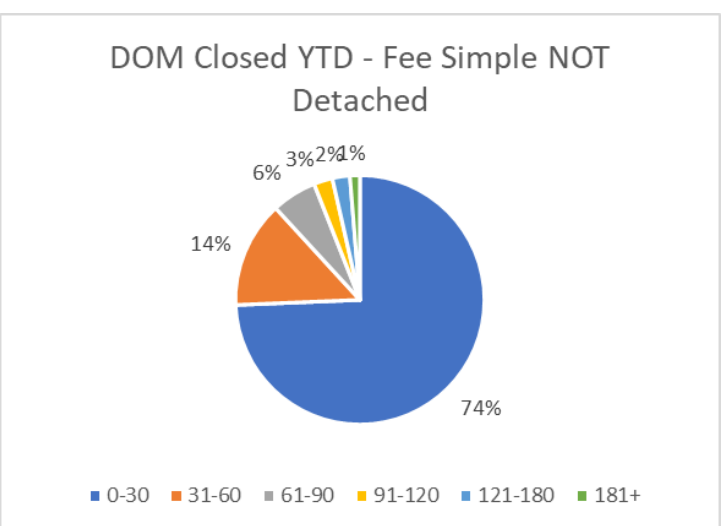
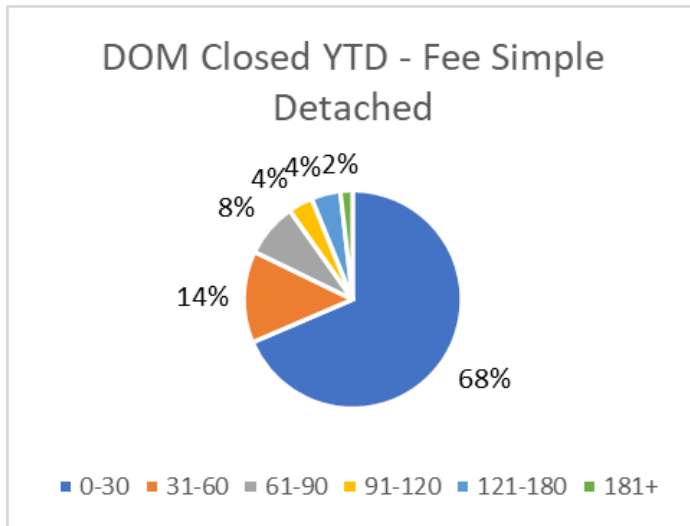
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Aug 2020	1,943	2	\$1,942,480,408	\$999,733	\$665,000	382	228
Last Year: Aug 2019	745	0.9	\$500,710,272	\$672,094	\$500,000	895	634
Last Month: Jul 2020	1,947	2.4	\$1,942,793,743	\$997,840	\$675,000	1,517	998

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	4	4	6	53	10	4	8	158
\$300,000 - \$499,999	28	24	22	228	49	44	32	633
\$500,000 - \$749,999	56	31	27	276	28	24	39	781
\$750,000 - \$999,999	33	27	21	249	33	25	23	700
\$1,000,000 - \$1,999,999	57	41	57	415	45	20	27	604
\$2,000,000 - \$2,999,999	34	7	8	82	15	3	4	56
\$3,000,000 and Over	35	4	9	36	12	1	2	15
No Price Reported	1	0	1	2	0	0	0	2
Total Units	248	138	151	1341	192	121	135	2949
Total Units	248	138	151	1341	192	121	135	2949
Total Values (in 1,000s)	\$508,728	\$144,601	\$187,409	\$1,470,172	\$216,286	\$92,746	\$107,519	\$2,367,647
Median Price (in 1,000s)	\$1,085	\$825	\$995	\$859	\$825	\$625	\$635	\$715
Avg Price (in 1,000s)	\$2,051	\$1,048	\$1,241	\$1,096	\$1,126	\$766	\$796	\$803
Avg Sold Price/Org Price			97.94%	96.86%			98.79%	98.04%



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	99	106	113	916	103	95	94	2180	
31-60	36	13	14	177	35	10	22	410	
61-90	32	4	10	108	19	9	8	174	
91-120	24	4	8	54	13	2	2	72	
121-180	19	6	2	58	12	2	5	71	
181+	38	5	4	28	10	3	4	42	





Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	187	66	55	618
\$300,000 - \$499,999	288	163	169	1519
\$500,000 - \$749,999	306	152	140	1267
\$750,000 - \$999,999	147	43	45	489
\$1,000,000 - \$1,999,999	120	18	18	209
\$2,000,000 - \$2,999,999	19	2	3	23
\$3,000,000 and Over	13	0	0	11
No Price Reported	0	0	0	0
Total Units	1080	444	430	4136
Total Units	1080	444	430	4136
Total Values (in 1,000s)	\$749,234	\$239,862	\$232,873	\$2,301,160
Median Price (in 1,000s)	\$550	\$500	\$485	\$490
Avg Price (in 1,000s)	\$694	\$540	\$542	\$556
Avg Sold Price/Org Price			98.73%	98.05%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	552	340	326	2904
31-60	244	54	59	629
61-90	89	25	21	272
91-120	45	15	9	155
121-180	78	7	6	119
181+	72	3	9	67

