



**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

August 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Aug 2020	1,321	\$1,030,639,889	\$625,000	1,891	1.9	899	920	\$693,716,867	\$647,755	25	30

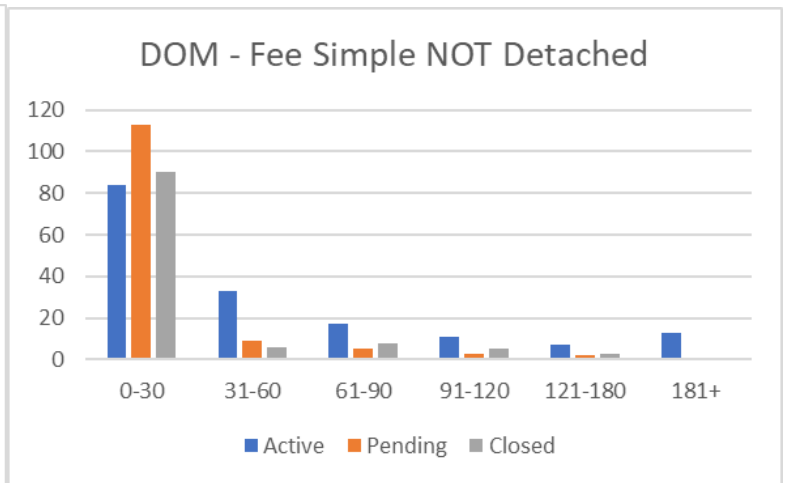
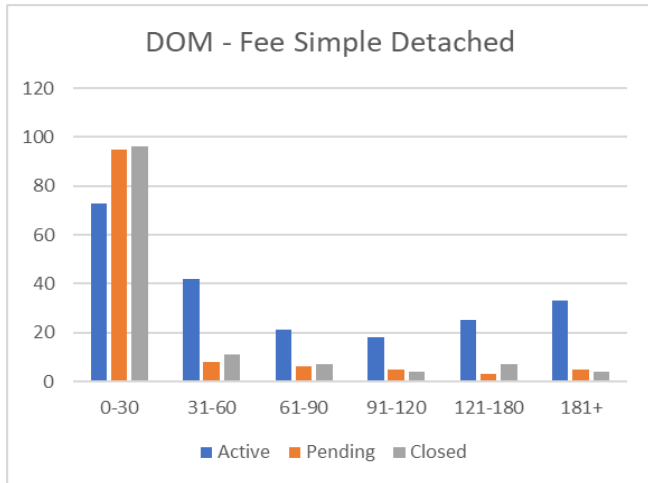
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
August 2020 - August 2020	920	\$754,040	899	\$647,755	920

### INVENTORY COMPARISON

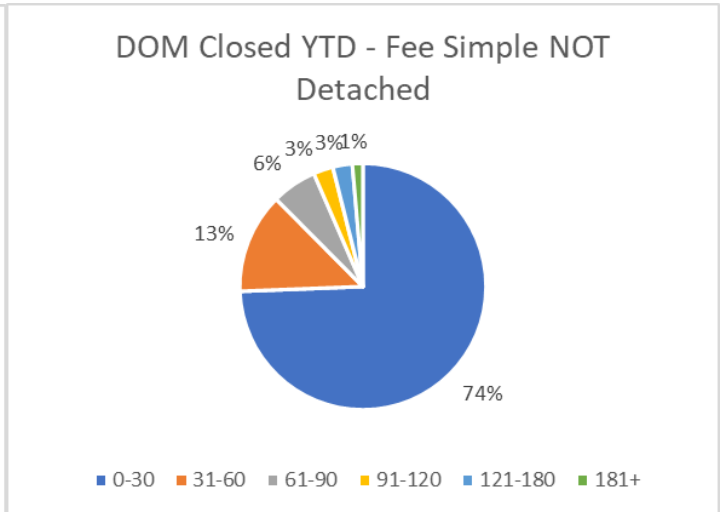
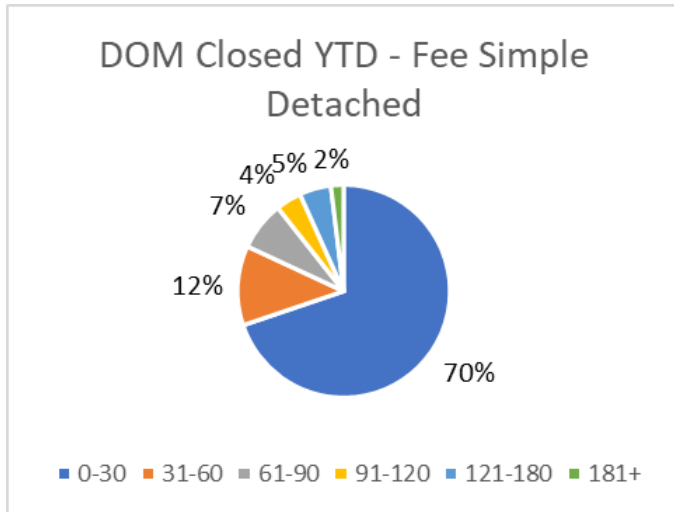
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Sep 2020	1,884	2	\$1,839,425,278	\$976,340	\$632,000	347	156
Last Year: Sep 2019	1,039	1.2	\$761,091,704	\$732,523	\$580,000	1,588	796
Last Month: Aug 2020	1,891	1.9	\$1,853,850,588	\$980,355	\$650,000	1,321	1,000

### 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	7	3	52	8	10	5	148
\$300,000 - \$499,999	22	16	21	220	38	41	30	604
\$500,000 - \$749,999	47	28	29	273	34	21	16	721
\$750,000 - \$999,999	23	30	25	250	22	37	32	649
\$1,000,000 - \$1,999,999	49	34	38	417	36	19	27	587
\$2,000,000 - \$2,999,999	33	6	8	80	16	4	2	52
\$3,000,000 and Over	33	1	5	38	11	1	0	10
No Price Reported	1	0	0	2	0	0	0	1
<b>Total Units</b>	<b>212</b>	<b>122</b>	<b>129</b>	<b>1332</b>	<b>165</b>	<b>133</b>	<b>112</b>	<b>2772</b>
Total Units	212	122	129	1332	165	133	112	2772
Total Values (in 1,000s)	\$463,178	\$121,103	\$140,728	\$1,468,492	\$197,104	\$100,660	\$91,072	\$2,222,668
Median Price (in 1,000s)	\$1,270	\$847	\$827	\$863	\$800	\$650	\$815	\$719
Avg Price (in 1,000s)	\$2,185	\$993	\$1,091	\$1,102	\$1,195	\$757	\$813	\$802
Avg Sold Price/Org Price			97.75%	97.12%			99.70%	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	73	95	96	930	84	113	90	2062	
31-60	42	8	11	161	33	9	6	365	
61-90	21	6	7	99	17	5	8	164	
91-120	18	5	4	52	11	3	5	72	
121-180	25	3	7	64	7	2	3	71	
181+	33	5	4	26	13	1	0	38	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	177	58	54	599
\$300,000 - \$499,999	341	140	152	1527
\$500,000 - \$749,999	306	133	162	1325
\$750,000 - \$999,999	139	45	44	484
\$1,000,000 - \$1,999,999	101	17	19	212
\$2,000,000 - \$2,999,999	18	0	1	22
\$3,000,000 and Over	14	1	1	12
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1096</b>	<b>394</b>	<b>433</b>	<b>4181</b>
Total Units	1096	394	433	4181
Total Values (in 1,000s)	\$733,293	\$212,198	\$238,762	\$2,338,831
Median Price (in 1,000s)	\$525	\$500	\$520	\$495
Avg Price (in 1,000s)	\$669	\$539	\$551	\$559
Avg Sold Price/Org Price			98.75%	98.16%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	459	288	333	2964
31-60	305	54	54	617
61-90	155	20	18	259
91-120	49	10	12	157
121-180	60	10	9	123
181+	68	12	7	69

