



Washington, DC Residential Sales

October 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Oct 2020	1,692	\$1,341,764,999	\$639,950	2,401	2.6	922	921	\$744,760,561	\$675,000	23	28

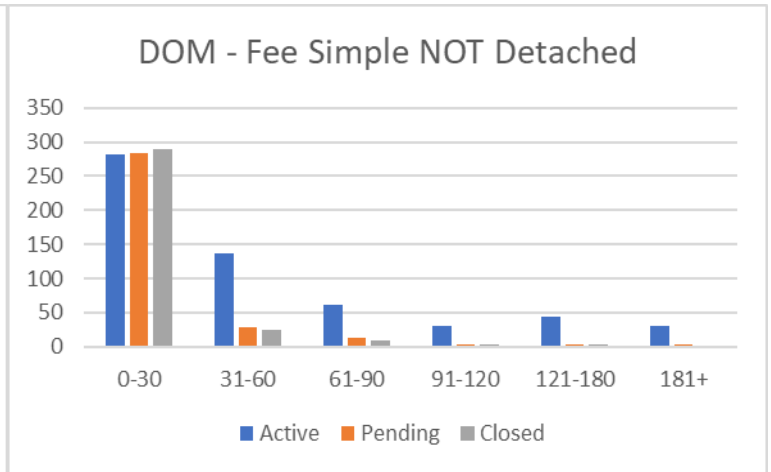
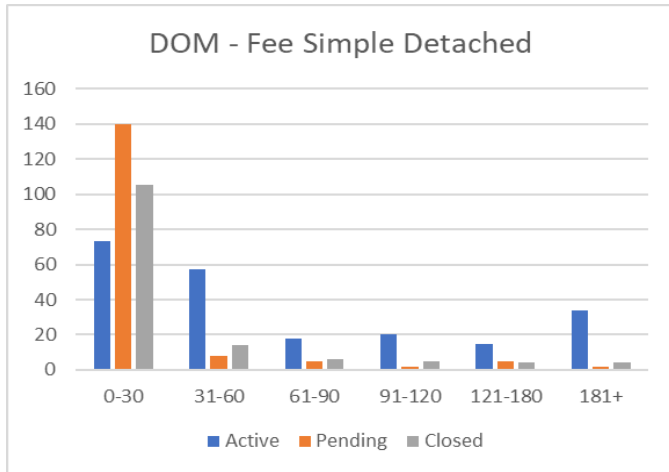
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
October 2020 - October 2020	921	\$808,643	922	\$675,000	921

INVENTORY COMPARISON

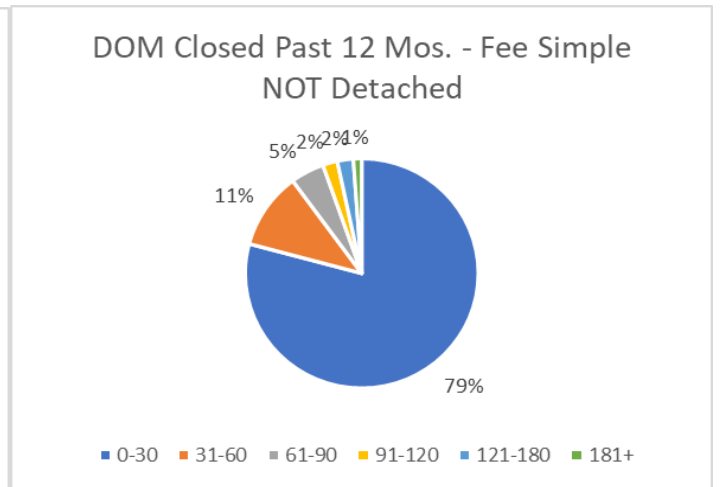
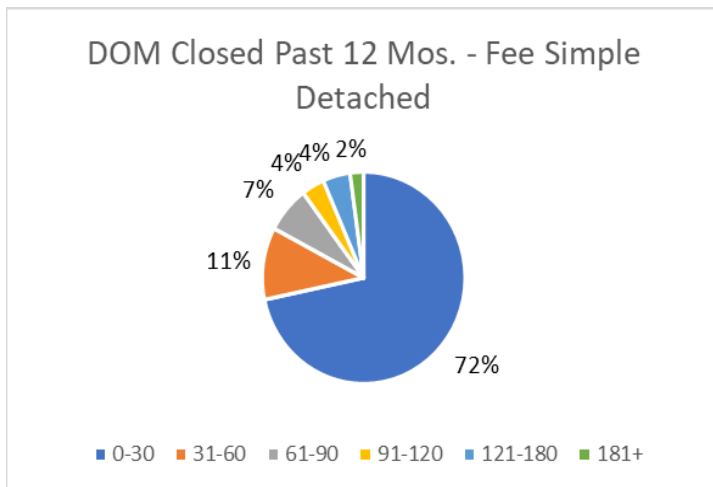
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Nov 2020	2,381	2.6	\$2,202,679,879	\$925,107	\$599,900	352	203
Last Year: Nov 2019	955	1.2	\$684,699,100	\$716,962	\$579,900	874	705
Last Month: Oct 2020	2,401	2.6	\$2,216,623,573	\$923,208	\$615,000	1,692	981

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	1	8	6	53	10	7	6	95
\$300,000 - \$499,999	27	20	9	205	65	64	43	432
\$500,000 - \$749,999	49	21	22	275	108	83	82	474
\$750,000 - \$999,999	35	40	22	263	149	94	107	536
\$1,000,000 - \$1,999,999	43	55	60	457	180	81	78	474
\$2,000,000 - \$2,999,999	22	12	14	96	43	7	11	46
\$3,000,000 and Over	40	6	5	44	29	1	3	14
No Price Reported	0	0	0	2	0	0	0	1
Total Units	217	162	138	1395	584	337	330	2072
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Total Values (in 1,000s)	\$465,521	\$196,241	\$183,963	\$1,602,763	\$718,421	\$292,966	\$301,486	\$1,729,220
Median Price (in 1,000s)	\$990	\$978	\$1,100	\$900	\$949	\$788	\$804	\$764
Avg Price (in 1,000s)	\$2,145	\$1,211	\$1,333	\$1,149	\$1,230	\$869	\$914	\$835
Avg Sold Price/Org Price			99.37%	97.58%			100.07%	99.31%



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	140	105	1000	282	284	289	1640
31-60	57	8	14	154	136	29	24	223
61-90	18	5	6	99	61	13	9	97
91-120	20	2	5	51	31	4	3	42
121-180	15	5	4	61	43	4	3	46
181+	34	2	4	30	31	3	2	24





Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	265	51	47	589
\$300,000 - \$499,999	515	152	175	1565
\$500,000 - \$749,999	439	132	147	1361
\$750,000 - \$999,999	182	56	58	479
\$1,000,000 - \$1,999,999	127	20	15	206
\$2,000,000 - \$2,999,999	24	6	2	23
\$3,000,000 and Over	15	1	3	14
No Price Reported	0	0	0	0
Total Units	1567	418	447	4237
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Total Values (in 1,000s)	\$996,994	\$245,888	\$256,117	\$2,370,377
Median Price (in 1,000s)	\$505	\$513	\$500	\$495
Avg Price (in 1,000s)	\$636	\$588	\$573	\$559
Avg Sold Price/Org Price			98.31%	98.18%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	592	301	339	3078
31-60	497	65	55	579
61-90	204	23	27	241
91-120	112	10	9	142
121-180	91	7	12	117
181+	71	12	5	80

