



Washington, DC Residential Sales

March 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Mar 2020	1,198	\$1,021,221,840	\$675,000	1,544	2.4	713	821	\$600,041,401	\$609,900	32	42

Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
March 2020 - March 2020	821	\$730,867	713	\$609,900	821

INVENTORY COMPARISON

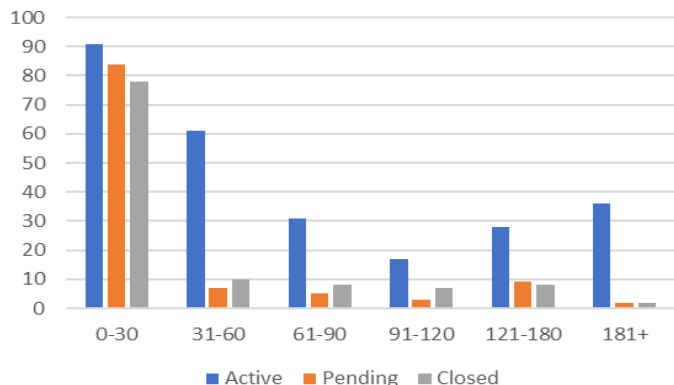
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Apr 2020	1,575	1.9	\$1,534,664,789	\$974,390	\$650,000	502	239
Last Year: Apr 2019	3,330	4.3	\$2,815,503,091	\$845,496	\$610,000	1,395	1,040
Last Month: Mar 2020	1,544	2.4	\$1,560,491,155	\$1,010,681	\$675,000	1,198	763

RESIDENTIAL ACTIVITY – FEE SIMPLE

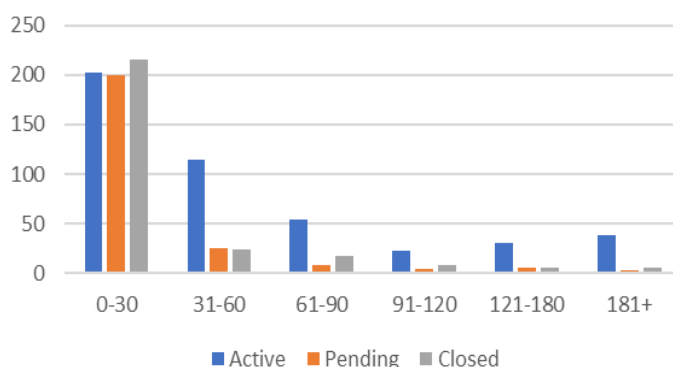
	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	12	5	4	62	16	14	10	173
\$300,000 - \$499,999	33	20	21	254	95	59	63	731
\$500,000 - \$749,999	50	21	21	287	102	68	73	871
\$750,000 - \$999,999	51	22	26	257	80	57	60	811
\$1,000,000 - \$1,999,999	61	32	35	434	127	42	65	706
\$2,000,000 - \$2,999,999	25	8	2	76	26	6	5	59
\$3,000,000 and Over	32	2	4	33	14	1	1	16
No Price Reported	0	0	0	1	4	0	0	3
Total Units	264	110	113	1404	464	247	277	3370
Total Units	264	110	113	1404	464	247	277	3370
Total Values (in 1,000s)	\$463,910	\$114,036	\$114,518	\$1,467,277	\$501,936	\$194,616	\$229,029	\$2,707,518
Median Price (in 1,000s)	\$944	\$877	\$852	\$850	\$799	\$699	\$730	\$725
Avg Price (in 1,000s)	\$1,757	\$1,037	\$1,013	\$1,045	\$1,082	\$788	\$827	\$803
Avg Sold Price/Org Price			98.10%	97.15%			99.25%	98.32%



DOM - Fee Simple Detached



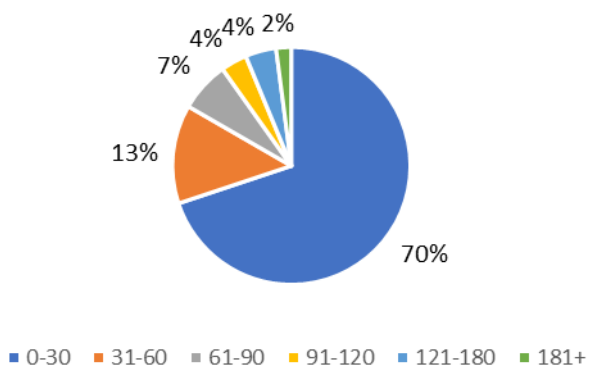
DOM - Fee Simple NOT Detached



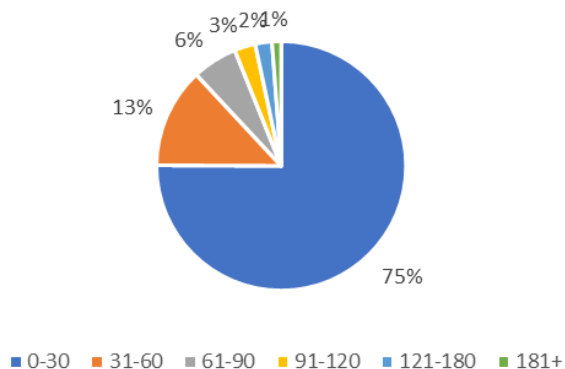
Days on Market

	Fee Simple - Detached				Fee Simple - NOT Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
0-30	91	84	78	981	202	200	215	2530
31-60	61	7	10	189	115	26	24	438
61-90	31	5	8	96	54	8	17	197
91-120	17	3	7	50	23	4	9	92
121-180	28	9	8	59	31	6	6	73
181+	36	2	2	29	39	3	6	40

DOM Closed YTD - Fee Simple Detached



DOM Closed YTD - Fee Simple NOT Detached





Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	166	58	49	711
\$300,000 - \$499,999	197	124	149	1688
\$500,000 - \$749,999	203	113	136	1385
\$750,000 - \$999,999	111	43	65	548
\$1,000,000 - \$1,999,999	83	16	27	231
\$2,000,000 - \$2,999,999	14	1	2	27
\$3,000,000 and Over	18	0	1	10
No Price Reported	0	0	0	0
Total Units	792	355	429	4600
Total Units	792	355	429	4600
Total Values (in 1,000s)	\$562,447	\$195,883	\$254,579	\$2,545,645
Median Price (in 1,000s)	\$549	\$495	\$531	\$489
Avg Price (in 1,000s)	\$710	\$552	\$593	\$553
Avg Sold Price/Org Price			98.58%	98.25%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	261	251	322	3298
31-60	223	44	38	686
61-90	117	15	19	285
91-120	50	19	22	150
121-180	76	14	14	133
181+	65	12	14	76

