



Washington, DC Residential Sales

April 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Apr 2020	896	\$707,634,615	\$642,000	1,626	2	510	604	\$441,494,487	\$619,450	25	30

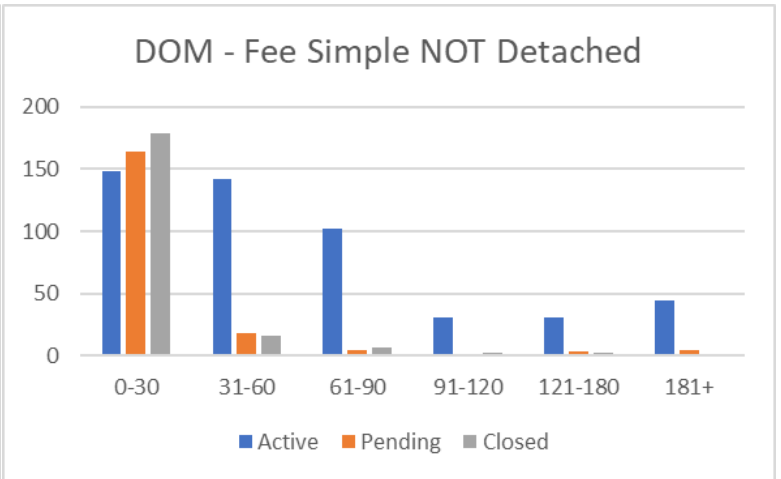
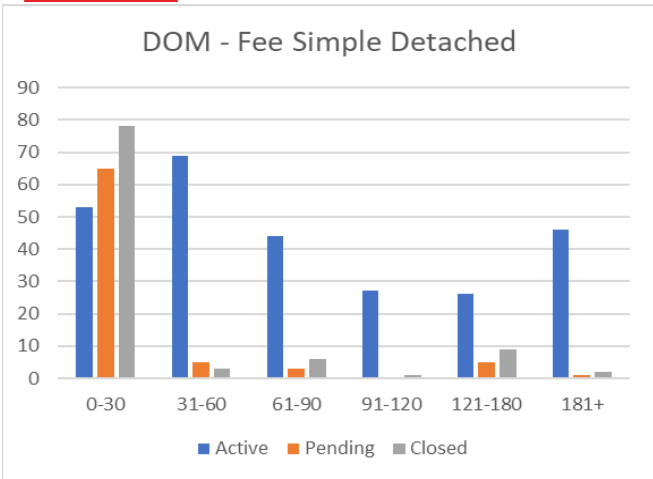
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
April 2020 - April 2020	604	\$730,951	510	\$619,4500	604

INVENTORY COMPARISON

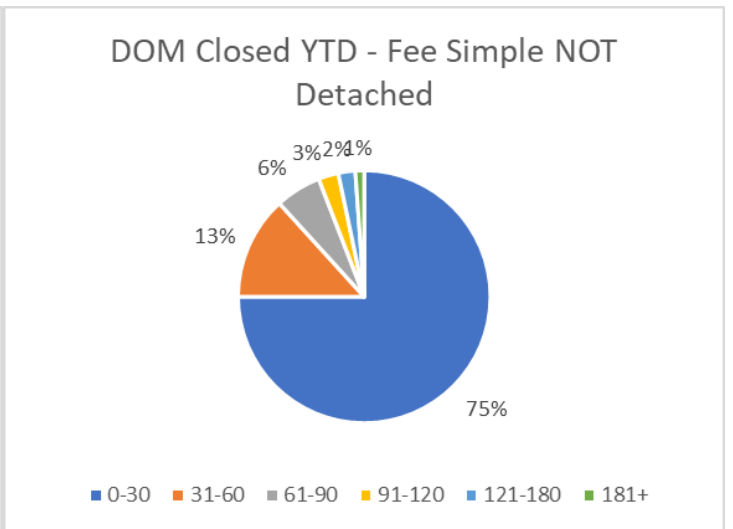
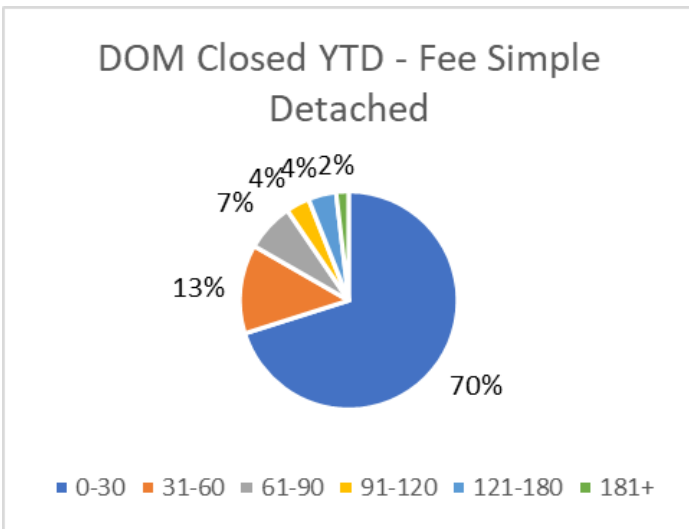
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: May 2020	1,699	2.8	\$1,710,004,039	\$1,006,477	\$679,900	935	674
Last Year: May 2019	3,509	3.8	\$2,956,189,472	\$842,459	\$600,000	1,482	923
Last Month: Apr 2020	1,626	2	\$1,603,260,038	\$986,015	\$650,000	896	535

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	10	4	1	62	24	8	9	166
\$300,000 - \$499,999	40	9	11	244	99	46	48	711
\$500,000 - \$749,999	56	11	21	288	100	57	57	852
\$750,000 - \$999,999	47	24	18	255	99	50	46	773
\$1,000,000 - \$1,999,999	56	25	37	434	128	33	45	692
\$2,000,000 - \$2,999,999	22	5	10	80	29	4	4	55
\$3,000,000 and Over	34	1	1	31	15	0	0	16
No Price Reported	0	0	0	1	4	0	0	3
Total Units	265	79	99	1395	498	198	209	3268
Total Units	265	79	99	1395	498	198	209	3268
Total Values (in 1,000s)	\$477,528	\$80,908	\$112,784	\$1,464,465	\$536,331	\$151,123	\$168,129	\$2,627,315
Median Price (in 1,000s)	\$899	\$876	\$954	\$850	\$800	\$665	\$700	\$720
Avg Price (in 1,000s)	\$1,802	\$1,024	\$1,139	\$1,050	\$1,077	\$763	\$804	\$804
Avg Sold Price/Org Price			98.23%	97.36%			99.50%	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	53	65	78	978	148	164	179	2451
31-60	69	5	3	184	142	18	16	433
61-90	44	3	6	100	102	5	7	192
91-120	27	0	1	49	31	2	3	84
121-180	26	5	9	58	31	4	3	71
181+	46	1	2	26	44	5	1	37



Compiled from Bright MLS. Closed Listings Year-to-Date include listings reported sold in MLS for the report month at the time the report was compiled. Report compiled on 05/26/2020. Copyright 2020 Bright MLS – Information Deemed Reliable but Not Guaranteed.



Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	186	32	42	674
\$300,000 - \$499,999	214	103	109	1625
\$500,000 - \$749,999	216	67	88	1295
\$750,000 - \$999,999	117	18	38	520
\$1,000,000 - \$1,999,999	79	11	15	230
\$2,000,000 - \$2,999,999	13	0	1	23
\$3,000,000 and Over	13	0	0	9
No Price Reported	0	0	0	0
Total Units	838	231	293	4376
Total Units	838	231	293	4376
Total Values (in 1,000s)	\$563,585	\$118,882	\$159,521	\$2,419,079
Median Price (in 1,000s)	\$525	\$465	\$490	\$485
Avg Price (in 1,000s)	\$673	\$515	\$544	\$553
Avg Sold Price/Org Price			98.44%	98.18%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	202	168	220	3126
31-60	247	26	33	652
61-90	162	18	12	279
91-120	83	9	14	153
121-180	65	6	11	124
181+	79	4	3	66

