



Washington, DC Residential Sales

May 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
May 2020	1,165	\$1,020,988,374	\$689,000	1,774	2.9	680	576	\$444,578,203	\$655,000	27	35

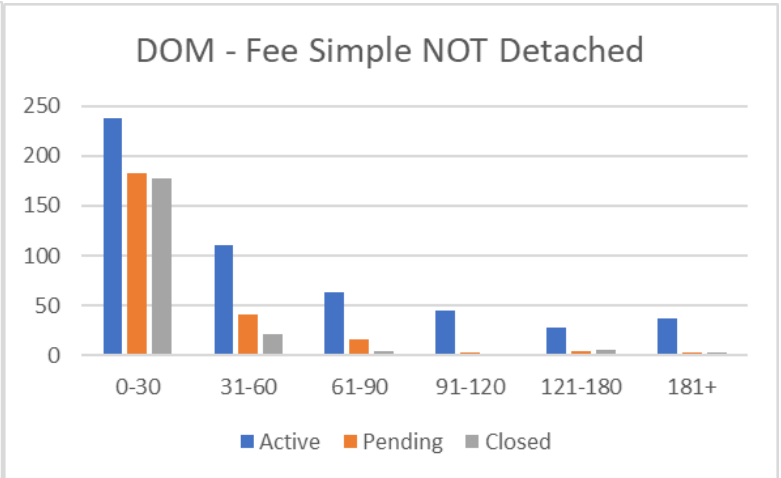
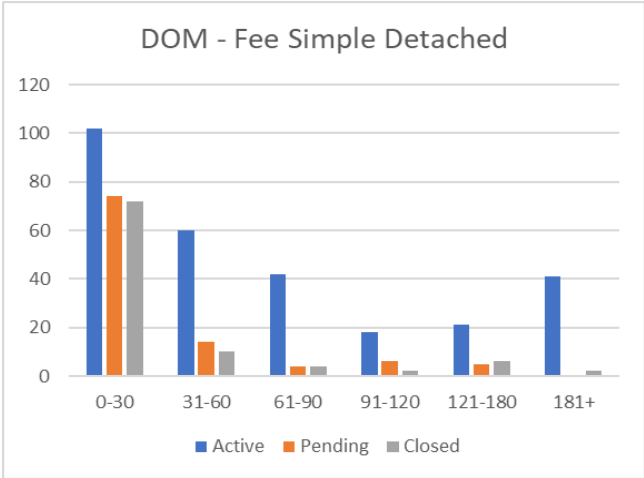
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
May 2020 - May 2020	576	\$771,837	680	\$655,000	576

INVENTORY COMPARISON

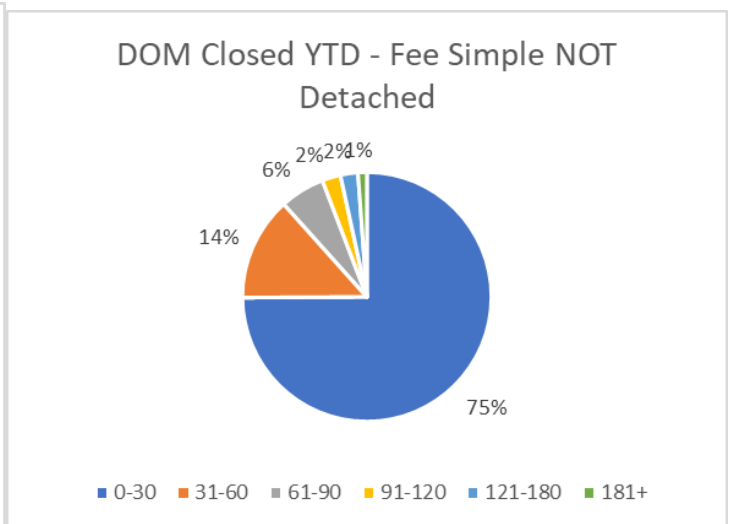
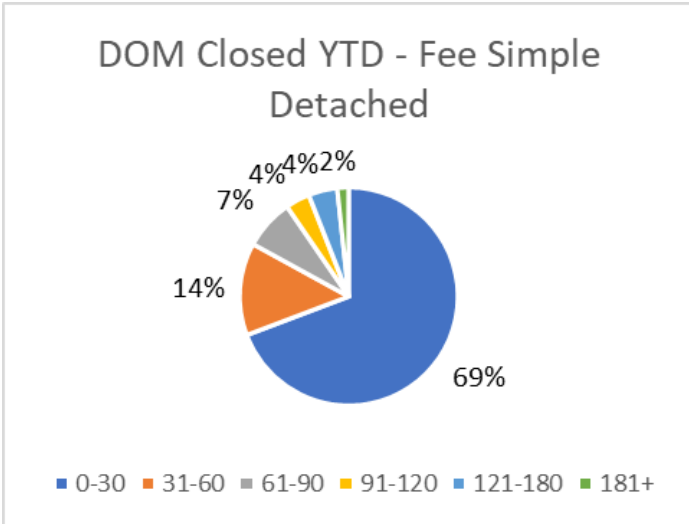
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jun 2020	1,734	3	\$1,753,053,243	\$1,010,988	\$684,950	334	211
Last Year: May 2019	3,493	3.5	\$2,950,525,563	\$844,697	\$614,999	1,247	875
Last Month: Apr 2020	1,774	2.9	\$1,772,683,178	\$999,258	\$677,000	1,165	850

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	4	2	57	18	13	8	162
\$300,000 - \$499,999	39	12	9	234	81	51	47	683
\$500,000 - \$749,999	61	23	21	278	89	67	48	813
\$750,000 - \$999,999	47	20	25	251	124	65	62	755
\$1,000,000 - \$1,999,999	55	36	30	424	149	52	40	643
\$2,000,000 - \$2,999,999	36	3	8	81	39	2	5	53
\$3,000,000 and Over	34	4	1	30	16	1	2	16
No Price Reported	0	1	0	1	4	0	1	3
Total Units	284	103	96	1356	520	251	213	3128
Total Units	284	103	96	1356	520	251	213	3128
Total Values (in 1,000s)	\$505,282	\$120,809	\$117,025	\$1,439,107	\$595,527	\$200,219	\$176,097	\$2,505,133
Median Price (in 1,000s)	\$899	\$920	\$879	\$851	\$882	\$740	\$760	\$720
Avg Price (in 1,000s)	\$1,779	\$1,173	\$1,219	\$1,061	\$1,145	\$798	\$827	\$801
Avg Sold Price/Org Price			97.28%	97.31%			98.92%	98.13%



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	102	74	72	939	237	183	177	2343	
31-60	60	14	10	186	110	41	22	421	
61-90	42	4	4	101	63	16	5	182	
91-120	18	6	2	49	45	3	0	75	
121-180	21	5	6	58	28	5	6	71	
181+	41	0	2	23	37	3	3	36	



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 06/8/2020. 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	181	65	37	633
\$300,000 - \$499,999	244	126	97	1537
\$500,000 - \$749,999	264	83	77	1243
\$750,000 - \$999,999	140	34	41	498
\$1,000,000 - \$1,999,999	85	10	12	215
\$2,000,000 - \$2,999,999	16	2	0	22
\$3,000,000 and Over	16	1	1	9
No Price Reported	0	0	0	0
Total Units	946	321	265	4157
Total Units	946	321	265	4157
Total Values (in 1,000s)	\$647,228	\$166,443	\$151,088	\$2,305,232
Median Price (in 1,000s)	\$545	\$469	\$495	\$489
Avg Price (in 1,000s)	\$684	\$519	\$570	\$555
Avg Sold Price/Org Price			98.40%	98.20%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	394	217	193	2938
31-60	196	57	33	631
61-90	137	25	18	274
91-120	78	8	12	153
121-180	65	8	7	121
181+	76	6	2	59

