



# Washington, DC Residential Sales

June 2020

## MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Jun 2020	1,331	\$1,147,680,142	\$667,500	1,848	3.2	869	779	\$589,467,063	\$620,000	27	34

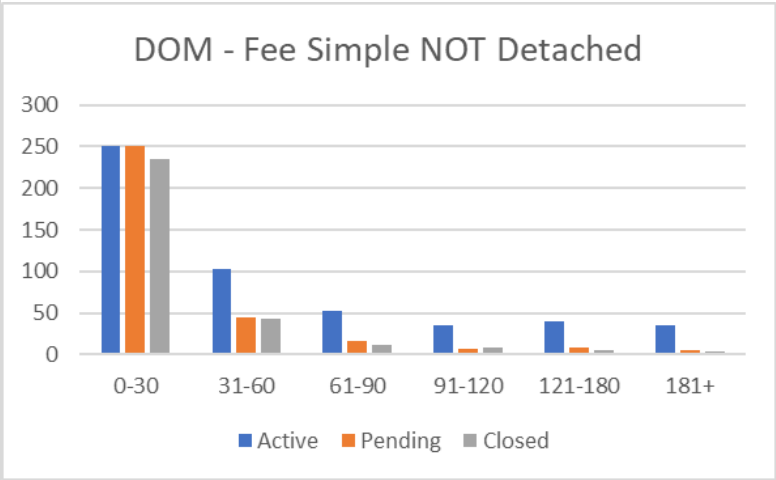
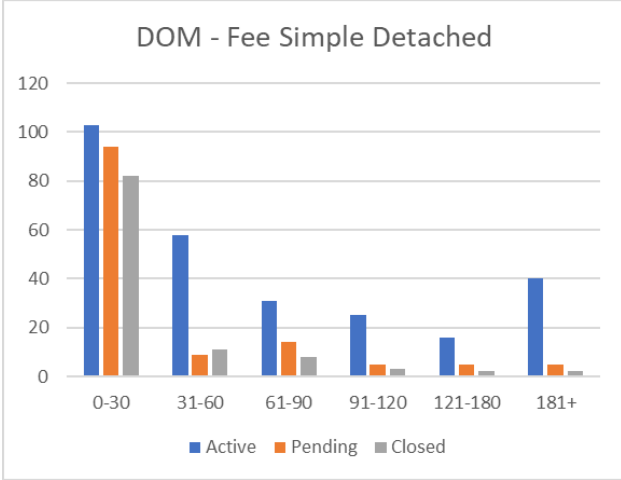
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
June 2020 - June 2020	779	\$756,697	869	\$620,000	779

## INVENTORY COMPARISON

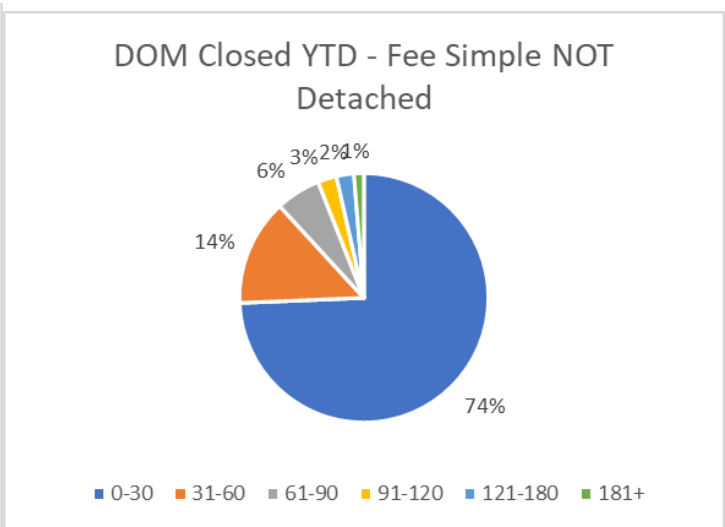
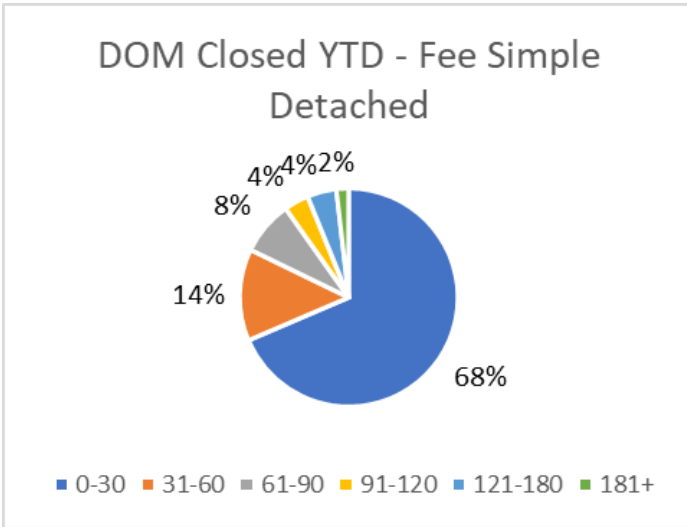
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jul 2020	1,786	2.3	\$1,806,873,113	\$1,011,687	\$674,100	253	126
Last Year: Jul 2019	3,379	3.7	\$2,801,493,680	\$829,090	\$599,900	1,065	810
Last Month: Jun 2020	1,848	3.2	\$1,867,354,957	\$1,010,473	\$675,000	1,331	1,053

## 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	55	11	15	12	161
\$300,000 - \$499,999	37	19	17	225	73	53	52	667
\$500,000 - \$749,999	67	23	25	267	96	75	77	817
\$750,000 - \$999,999	32	26	23	252	113	97	84	748
\$1,000,000 - \$1,999,999	61	39	30	402	158	83	77	654
\$2,000,000 - \$2,999,999	33	13	6	81	42	10	4	54
\$3,000,000 and Over	31	8	5	31	18	1	0	15
No Price Reported	0	0	0	1	5	0	0	2
<b>Total Units</b>	<b>273</b>	<b>132</b>	<b>108</b>	<b>1314</b>	<b>516</b>	<b>334</b>	<b>306</b>	<b>3118</b>
Total Units	273	132	108	1314	516	334	306	3118
Total Values (in 1,000s)	\$500,232	\$169,095	\$135,646	\$1,420,403	\$616,197	\$296,255	\$258,173	\$2,512,529
Median Price (in 1,000s)	\$895	\$950	\$885	\$854	\$932	\$799	\$779	\$721
Avg Price (in 1,000s)	\$1,832	\$1,281	\$1,256	\$1,081	\$1,194	\$887	\$844	\$806
Avg Sold Price/Org Price			95.28%	96.99%			98.62%	98.12%



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	103	94	82	901	250	250	235	2318	
31-60	58	9	11	179	103	45	43	431	
61-90	31	14	8	105	52	17	11	182	
91-120	25	5	3	48	36	7	8	76	
121-180	16	5	2	57	40	9	5	71	
181+	40	5	2	24	35	6	4	40	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	176	61	61	627
\$300,000 - \$499,999	256	148	128	1511
\$500,000 - \$749,999	316	133	122	1240
\$750,000 - \$999,999	152	35	37	484
\$1,000,000 - \$1,999,999	105	11	8	206
\$2,000,000 - \$2,999,999	22	0	1	21
\$3,000,000 and Over	14	2	3	11
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1041</b>	<b>390</b>	<b>360</b>	<b>4100</b>
Total Units	1041	390	360	4100
Total Values (in 1,000s)	\$731,839	\$206,996	\$193,422	\$2,272,017
Median Price (in 1,000s)	\$574	\$483	\$480	\$490
Avg Price (in 1,000s)	\$703	\$531	\$537	\$554
Avg Sold Price/Org Price			97.82%	98.08%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	504	283	259	2872
31-60	224	49	56	632
61-90	93	27	20	272
91-120	76	11	11	160
121-180	76	9	6	120
181+	68	11	8	59

