



Washington, DC Residential Sales

July 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Jul 2020	1,517	\$1,224,925,864	\$650,000	1,947	2.4	945	959	\$755,434,354	\$640,000	26	31

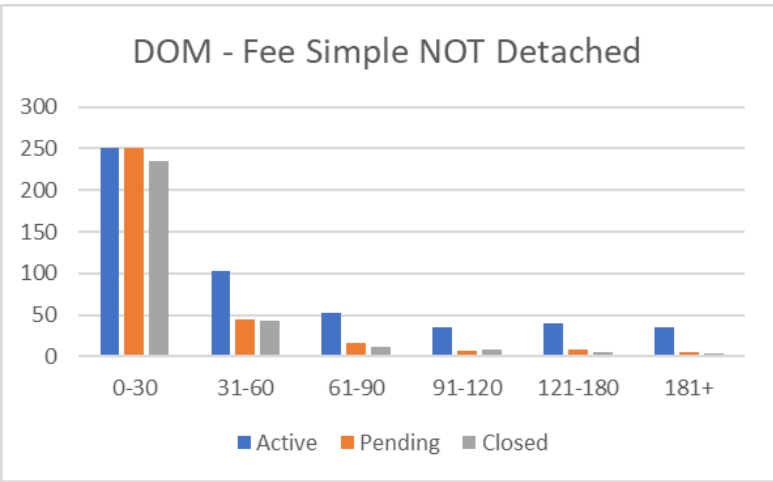
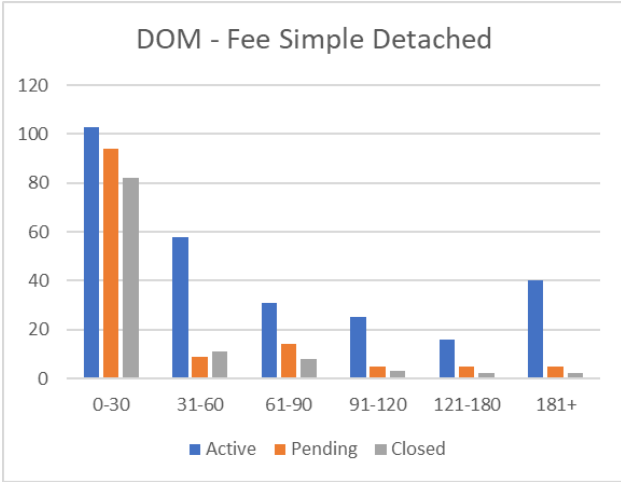
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
July 2020 - July 2020	959	\$787,731	945	\$640,000	959

INVENTORY COMPARISON

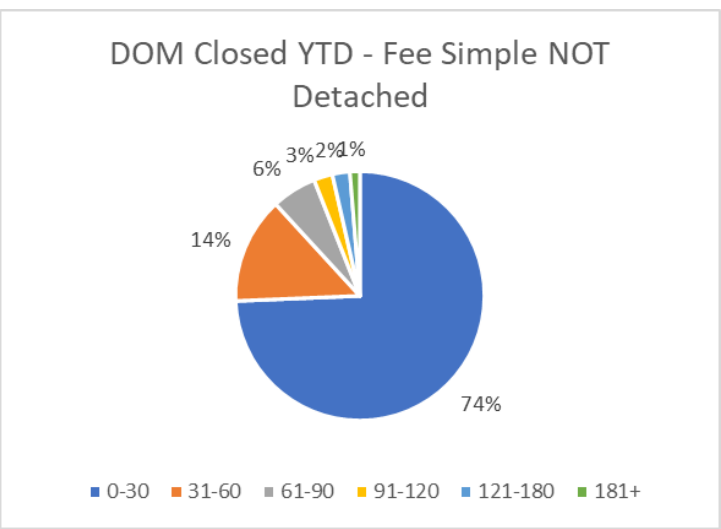
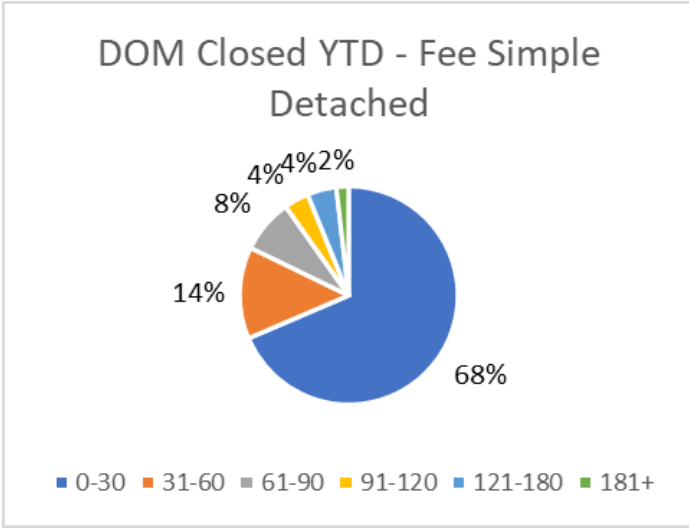
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Aug 2020	1,943	2	\$1,942,480,408	\$999,733	\$665,000	382	228
Last Year: Aug 2019	745	0.9	\$500,710,272	\$672,094	\$500,000	895	634
Last Month: Jul 2020	1,947	2.4	\$1,942,793,743	\$997,840	\$675,000	1,517	998

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	4	4	6	53	10	4	8	158
\$300,000 - \$499,999	28	24	22	228	49	44	32	633
\$500,000 - \$749,999	56	31	27	276	28	24	39	781
\$750,000 - \$999,999	33	27	21	249	33	25	23	700
\$1,000,000 - \$1,999,999	57	41	57	415	45	20	27	604
\$2,000,000 - \$2,999,999	34	7	8	82	15	3	4	56
\$3,000,000 and Over	35	4	9	36	12	1	2	15
No Price Reported	1	0	1	2	0	0	0	2
Total Units	248	138	151	1341	192	121	135	2949
Total Units	248	138	151	1341	192	121	135	2949
Total Values (in 1,000s)	\$508,728	\$144,601	\$187,409	\$1,470,172	\$216,286	\$92,746	\$107,519	\$2,367,647
Median Price (in 1,000s)	\$1,085	\$825	\$995	\$859	\$825	\$625	\$635	\$715
Avg Price (in 1,000s)	\$2,051	\$1,048	\$1,241	\$1,096	\$1,126	\$766	\$796	\$803
Avg Sold Price/Org Price			97.94%	96.86%			98.79%	98.04%



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	99	106	113	916	103	95	94	2180	
31-60	36	13	14	177	35	10	22	410	
61-90	32	4	10	108	19	9	8	174	
91-120	24	4	8	54	13	2	2	72	
121-180	19	6	2	58	12	2	5	71	
181+	38	5	4	28	10	3	4	42	



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 08/7/2020. 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	187	66	55	618
\$300,000 - \$499,999	288	163	169	1519
\$500,000 - \$749,999	306	152	140	1267
\$750,000 - \$999,999	147	43	45	489
\$1,000,000 - \$1,999,999	120	18	18	209
\$2,000,000 - \$2,999,999	19	2	3	23
\$3,000,000 and Over	13	0	0	11
No Price Reported	0	0	0	0
Total Units	1080	444	430	4136
Total Units	1080	444	430	4136
Total Values (in 1,000s)	\$749,234	\$239,862	\$232,873	\$2,301,160
Median Price (in 1,000s)	\$550	\$500	\$485	\$490
Avg Price (in 1,000s)	\$694	\$540	\$542	\$556
Avg Sold Price/Org Price			98.73%	98.05%

	Days on Market			
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	552	340	326	2904
31-60	244	54	59	629
61-90	89	25	21	272
91-120	45	15	9	155
121-180	78	7	6	119
181+	72	3	9	67

