



# Washington, DC Residential Sales

September 2020

## MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Sep 2020	1,660	\$1,365,054,008	\$650,000	2,244	2.4	815	930	\$689,562,398	\$639,000	23	28

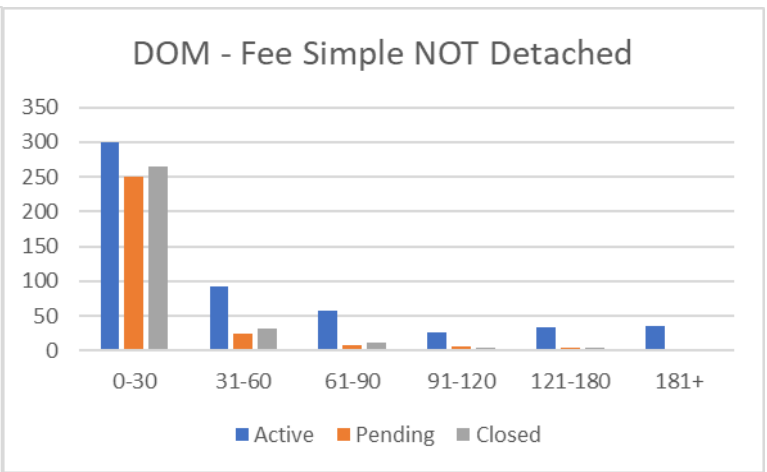
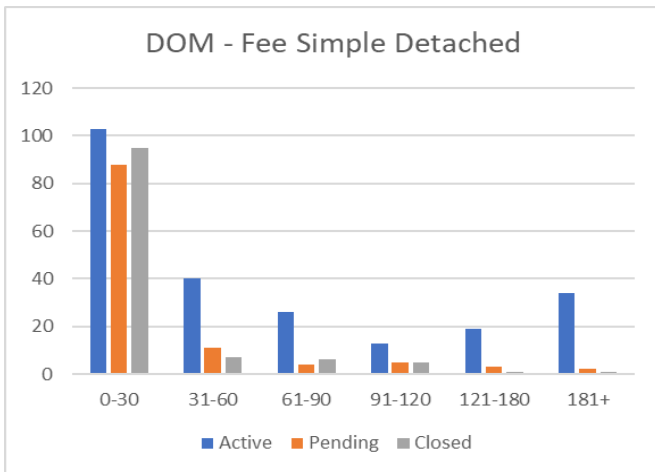
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
September 2020 - September 2020	930	\$741,465	815	\$639,000	930

## INVENTORY COMPARISON

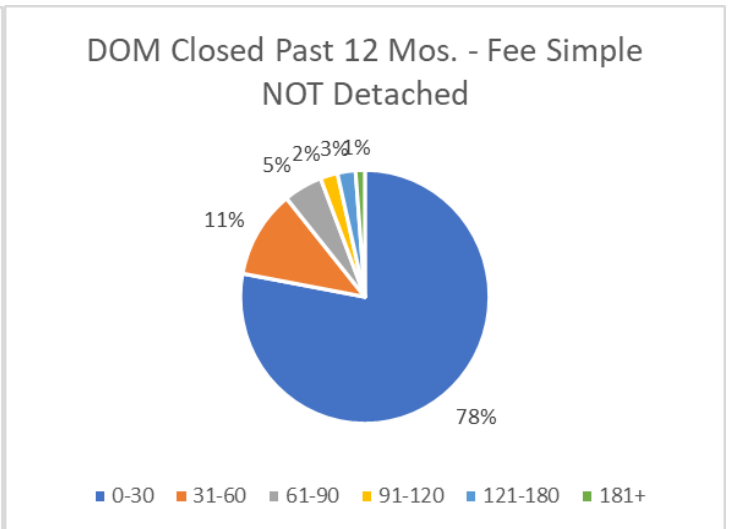
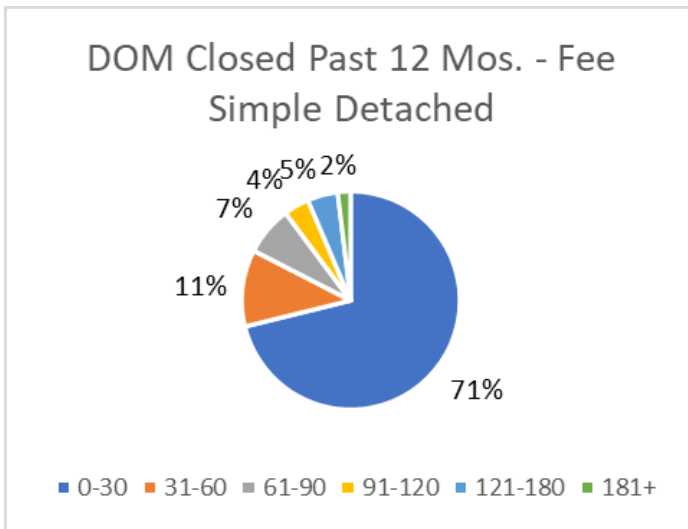
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Oct 2020	2,230	2.4	\$2,128,482,409	\$954,476	\$649,000	420	168
Last Year: Oct 2019	1,145	1.8	\$840,944,624	\$734,449	\$586,000	1,372	835
Last Month: Sep 2020	2,244	2.4	\$2,136,097,921	\$951,915	\$642,500	1,660	950

## 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	6	5	3	49	10	5	8	101
\$300,000 - \$499,999	27	11	13	214	76	43	41	421
\$500,000 - \$749,999	49	18	22	275	94	65	68	418
\$750,000 - \$999,999	33	24	24	256	121	111	114	438
\$1,000,000 - \$1,999,999	55	37	44	433	169	60	81	403
\$2,000,000 - \$2,999,999	24	16	6	82	50	7	6	34
\$3,000,000 and Over	41	2	3	41	23	3	1	11
No Price Reported	0	0	0	2	0	0	0	1
<b>Total Units</b>	<b>235</b>	<b>113</b>	<b>115</b>	<b>1352</b>	<b>543</b>	<b>294</b>	<b>319</b>	<b>1827</b>
Total Units	235	113	115	1352	543	294	319	1827
Total Values (in 1,000s)	\$494,689	\$138,973	\$128,758	\$1,511,825	\$665,145	\$270,912	\$283,362	\$1,474,649
Median Price (in 1,000s)	\$1,055	\$997	\$915	\$875	\$949	\$829	\$835	\$725
Avg Price (in 1,000s)	\$2,105	\$1,230	\$1,120	\$1,118	\$1,225	\$921	\$888	\$807
Avg Sold Price/Org Price			99.40%	97.32%			99.74%	99.21%



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	88	95	962	299	250	264	1424	
31-60	40	11	7	154	92	25	32	205	
61-90	26	4	6	98	57	8	12	92	
91-120	13	5	5	51	26	6	5	41	
121-180	19	3	1	61	33	4	4	43	
181+	34	2	1	26	36	1	2	22	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	241	44	53	600
\$300,000 - \$499,999	433	159	157	1526
\$500,000 - \$749,999	411	129	189	1334
\$750,000 - \$999,999	183	49	63	453
\$1,000,000 - \$1,999,999	128	21	23	206
\$2,000,000 - \$2,999,999	26	1	1	22
\$3,000,000 and Over	15	3	0	11
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1437</b>	<b>406</b>	<b>486</b>	<b>4152</b>
Total Units	1437	406	486	4152
Total Values (in 1,000s)	\$952,672	\$233,738	\$273,183	\$2,302,145
Median Price (in 1,000s)	\$530	\$501	\$529	\$495
Avg Price (in 1,000s)	\$663	\$576	\$562	\$554
Avg Sold Price/Org Price			98.43%	98.26%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	740	305	378	3010
31-60	282	49	56	572
61-90	187	23	22	236
91-120	96	7	9	142
121-180	61	14	12	117
181+	71	8	9	79

