



# Washington, DC Residential Sales

November 2020

## MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Nov 2020	1,076	\$853,074,517	\$600,000	2,277	2.5	713	847	\$672,318,646	\$682,000	25	29

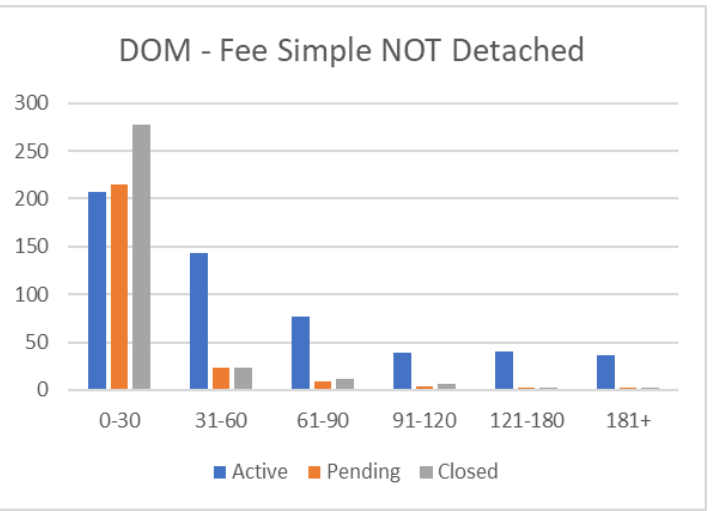
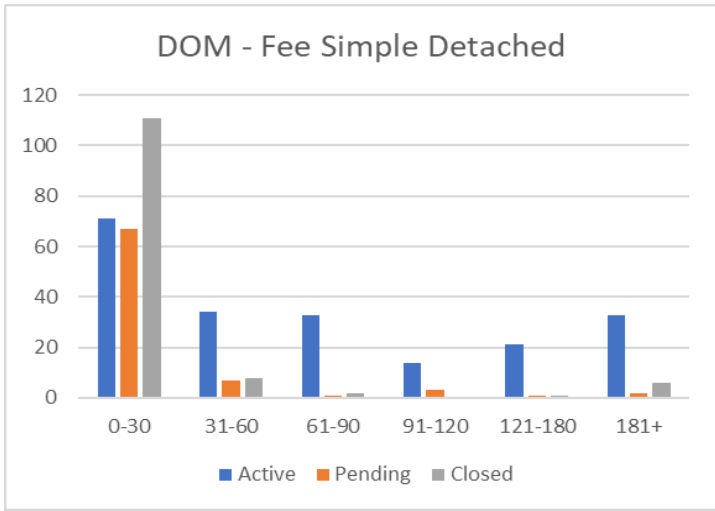
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
November 2020 - November 2020	847	\$793,765	713	\$682,000	847

## INVENTORY COMPARISON

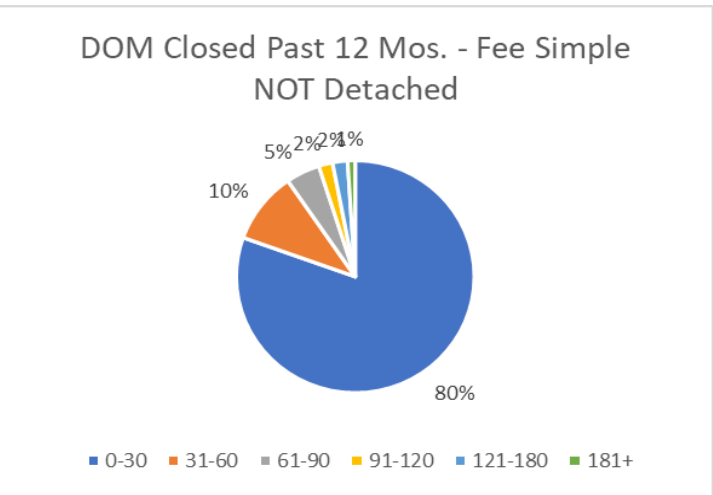
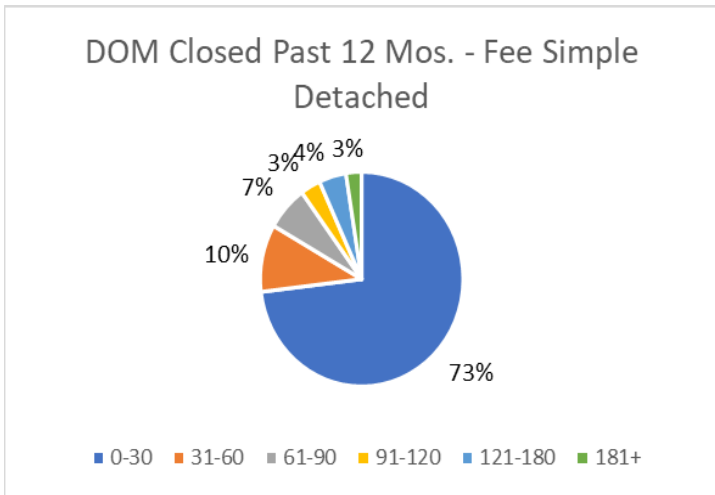
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Dec 2020	2,223	2.6	\$2,050,760,482	\$922,519	\$599,000	363	182
Last Year: Dec 2019	710	1	\$489,156,311	\$688,953	\$556,374	545	519
Last Month: Nov 2020	2,277	2.5	\$2,095,165,312	\$920,143	\$599,000	1,076	806

## 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	0	3	1	45	17	5	3	93
\$300,000 - \$499,999	27	12	14	199	68	42	50	453
\$500,000 - \$749,999	48	10	25	277	109	57	68	515
\$750,000 - \$999,999	35	16	27	271	124	80	102	630
\$1,000,000 - \$1,999,999	32	32	51	478	162	65	84	551
\$2,000,000 - \$2,999,999	19	5	7	89	37	4	14	58
\$3,000,000 and Over	43	3	3	44	26	2	3	17
No Price Reported	2	0	0	2	0	0	0	1
<b>Total Units</b>	<b>206</b>	<b>81</b>	<b>128</b>	<b>1405</b>	<b>543</b>	<b>255</b>	<b>324</b>	<b>2318</b>
Total Units	206	81	128	1405	543	255	324	2318
Total Values (in 1,000s)	\$468,989	\$103,401	\$147,604	\$1,610,864	\$655,174	\$232,974	\$303,281	\$1,982,425
Median Price (in 1,000s)	\$990	\$1,095	\$983	\$903	\$900	\$817	\$826	\$780
Avg Price (in 1,000s)	\$2,277	\$1,277	\$1,153	\$1,147	\$1,207	\$914	\$936	\$855
Avg Sold Price/Org Price			98.89%	97.69%			98.25%	99.19%



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	71	67	111	1027	207	215	278	1865	
31-60	34	7	8	143	143	23	23	231	
61-90	33	1	2	94	77	9	12	107	
91-120	14	3	0	45	39	4	6	44	
121-180	21	1	1	61	40	2	3	47	
181+	33	2	6	35	37	2	2	24	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	250	61	52	593
\$300,000 - \$499,999	510	133	135	1599
\$500,000 - \$749,999	401	122	124	1421
\$750,000 - \$999,999	162	36	58	516
\$1,000,000 - \$1,999,999	131	13	17	204
\$2,000,000 - \$2,999,999	24	4	3	24
\$3,000,000 and Over	13	1	0	12
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1491</b>	<b>370</b>	<b>389</b>	<b>4369</b>
Total Units	1491	370	389	4369
Total Values (in 1,000s)	\$942,723	\$202,483	\$218,306	\$2,440,143
Median Price (in 1,000s)	\$499	\$490	\$509	\$500
Avg Price (in 1,000s)	\$632	\$547	\$561	\$559
Avg Sold Price/Org Price			97.35%	98.16%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	461	225	255	3149
31-60	427	76	72	618
61-90	321	33	31	255
91-120	101	20	18	150
121-180	121	7	6	114
181+	60	9	7	83

