



# Washington, DC Residential Sales

December 2020

## MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Dec 2020	833	\$681,370,937	\$615,000	1,870	2.2	668	906	\$709,523,836	\$639,500	30	38

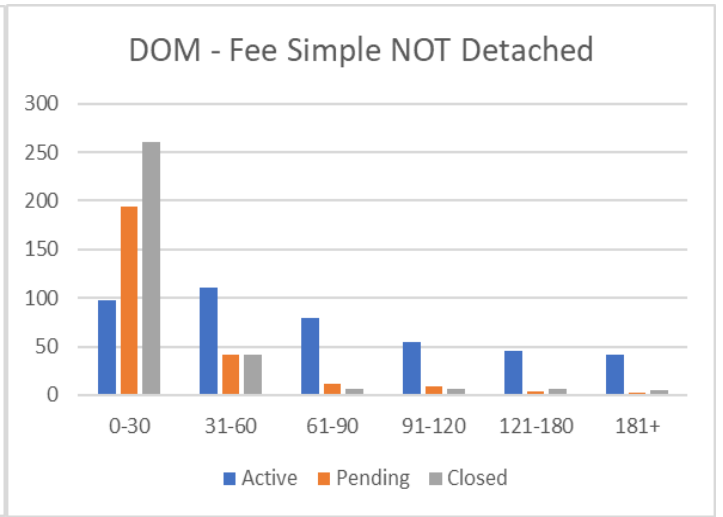
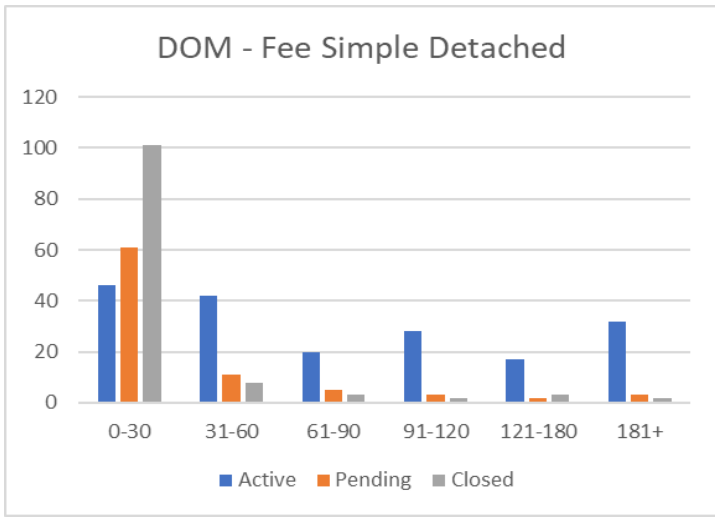
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
December 2020 - December 2020	906	\$783,139	668	\$639,500	906

## INVENTORY COMPARISON

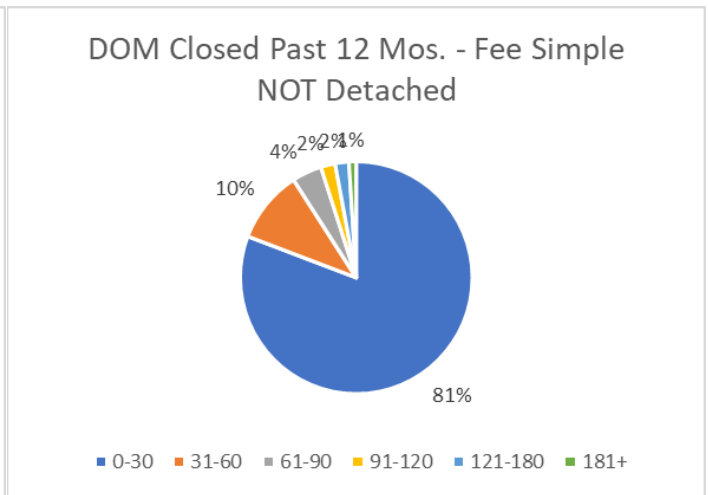
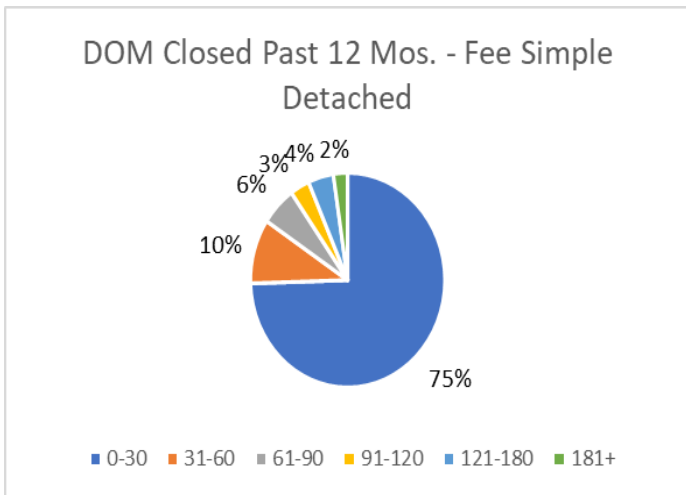
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jan 2021	1,820	2	\$1,744,070,581	\$958,281	\$588,450	691	396
Last Year: Jan 2020	751	1	\$501,610,200	\$667,923	\$550,000	1,074	733
Last Month: Dec 2020	1,870	2.2	\$1,780,537,569	\$952,159	\$589,000	833	703

## 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	1	1	2	41	13	4	6	93
\$300,000 - \$499,999	22	15	15	191	70	39	47	465
\$500,000 - \$749,999	40	21	17	272	86	58	77	571
\$750,000 - \$999,999	34	14	23	266	77	82	109	720
\$1,000,000 - \$1,999,999	28	21	46	482	127	68	82	626
\$2,000,000 - \$2,999,999	18	7	13	95	35	5	3	58
\$3,000,000 and Over	41	6	3	44	21	5	4	21
No Price Reported	1	0	0	2	0	1	0	1
<b>Total Units</b>	<b>185</b>	<b>85</b>	<b>119</b>	<b>1393</b>	<b>429</b>	<b>262</b>	<b>328</b>	<b>2555</b>
Total Units	185	85	119	1393	429	262	328	2555
Total Values (in 1,000s)	\$439,642	\$109,192	\$148,818	\$1,620,017	\$524,239	\$251,454	\$296,795	\$2,218,754
Median Price (in 1,000s)	\$980	\$865	\$1,074	\$910	\$909	\$847	\$822	\$795
Avg Price (in 1,000s)	\$2,376	\$1,285	\$1,251	\$1,163	\$1,222	\$960	\$905	\$868
Avg Sold Price/Org Price			98.49%	97.89%			99.25%	99.33%



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	46	61	101	1038	98	194	261	2064	
31-60	42	11	8	136	111	42	42	259	
61-90	20	5	3	82	79	11	7	106	
91-120	28	3	2	45	55	9	7	51	
121-180	17	2	3	59	45	4	6	49	
181+	32	3	2	33	41	2	5	26	





## Residential Activity – Condos & COOPS

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	231	47	56	603
\$300,000 - \$499,999	424	110	162	1648
\$500,000 - \$749,999	275	111	153	1489
\$750,000 - \$999,999	140	33	49	532
\$1,000,000 - \$1,999,999	118	17	19	209
\$2,000,000 - \$2,999,999	25	0	5	26
\$3,000,000 and Over	10	0	2	14
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>1223</b>	<b>318</b>	<b>446</b>	<b>4521</b>
Total Units	1223	318	446	4521
Total Values (in 1,000s)	\$789,068	\$174,447	\$256,293	\$2,533,489
Median Price (in 1,000s)	\$479	\$514	\$511	\$500
Avg Price (in 1,000s)	\$645	\$549	\$575	\$560
Avg Sold Price/Org Price			96.93%	98.07%

Days on Market				
	Condos & Coops			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	175	178	274	3239
31-60	331	70	88	640
61-90	283	40	46	281
91-120	204	11	17	156
121-180	145	14	7	113
181+	85	5	14	92

