April 2014

All Home Types
Condo & Coop
Attached/Townhouse
Detached

Local Market Insight

North Cleveland Park, Washington, DC (Legal)

REALESTATE BUSINESS INTELLIGENCE

Presented by
Marjorie Dick Stuart
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New Listings 3

50.0% from Mar 2014: **2**
-72.7% from Apr 2013: **11**

YTD	2014	2013	+/-
	6	**18**	-66.7%

5-year Apr average: **6**

New Pendings 3

0.0% from Mar 2014: **0**
-40.0% from Apr 2013: **5**

YTD	2014	2013	+/-
	6	**14**	-57.1%

5-year Apr average: **4**

Closed Sales 0

-100.0% from Mar 2014: **1**
-100.0% from Apr 2013: **1**

YTD	2014	2013	+/-
	4	**6**	-33.3%

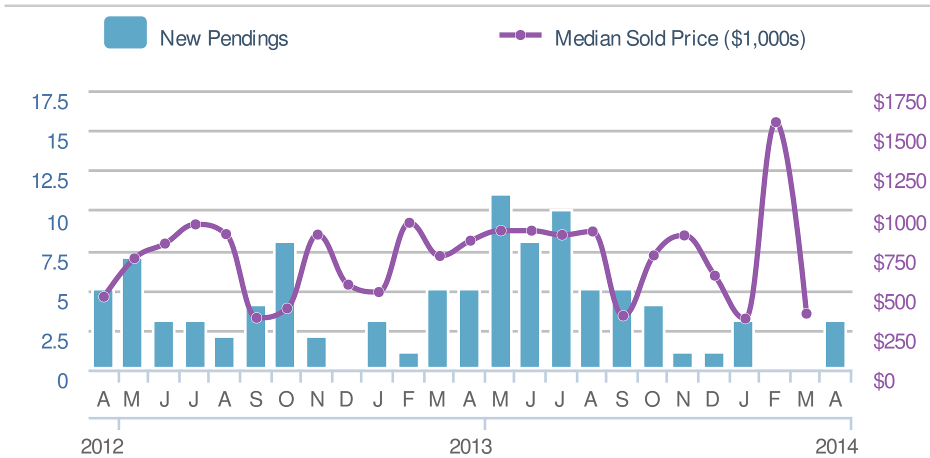
5-year Apr average: **3**

Median Sold Price $0

-100.0% from Mar 2014: **$350,000**
-100.0% from Apr 2013: **$807,000**

YTD	2014	2013	+/-
	$450,500	**$773,500**	-41.8%

5-year Apr average: **$623,658**



Active Listings 2

2
Min 2
6
Max 9
5-year Apr average

Mar 2014	Apr 2013
2	**6**

Avg DOM 0

0
24
Min 0
Max 81
5-year Apr average

Mar 2014	Apr 2013	YTD
8	**6**	**46**

Avg Sold to OLP Ratio 0.0%

0.0%
85.4%
Min 0.0%
Max 106.2%
5-year Apr average

Mar 2014	Apr 2013	YTD
98.0%	**106.2%**	**95.3%**

Data Source: MRIS. Statistics calculated May 05, 2014.

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North Cleveland Park, Washington, DC (Legal) - Condo & Coop

New Listings 1

0.0%	-83.3%
from Mar 2014: **0**	from Apr 2013: **6**

YTD	2014	2013	+/-
	2	**8**	-75.0%

5-year Apr average: **2**

New Pendings 0

0.0%	-100.0%
from Mar 2014: **0**	from Apr 2013: **2**

YTD	2014	2013	+/-
	2	**5**	-60.0%

5-year Apr average: **1**

Closed Sales 0

-100.0%	0.0%
from Mar 2014: **1**	from Apr 2013: **0**

YTD	2014	2013	+/-
	3	**3**	0.0%

5-year Apr average: **1**

Median Sold Price $0

-100.0%	0.0%
from Mar 2014: **$350,000**	from Apr 2013: **$0**

YTD	2014	2013	+/-
	$350,000	**$499,000**	-29.9%

5-year Apr average: **$128,904**

Summary

In North Cleveland Park, Washington, DC (Legal), the median sold price for Condo & Coop properties for April was $0, representing a decrease of 100% compared to last month and no change from Apr 2013. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 10 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 0.75 in April 2013. The Contract Ratio is 100% lower than the 5-year April average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1

1

Min 1 — 3 (5-year Apr average) — Max 4

Mar 2014	Apr 2013
0	**4**

Avg DOM 0

0

Min 0 — 10 (5-year Apr average) — Max 41

Mar 2014	Apr 2013	YTD
8	**0**	**33**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 35.1% (5-year Apr average) — Max 100.0%

Mar 2014	Apr 2013	YTD
98.0%	**0.0%**	**97.2%**

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New Listings 2

100.0% from Mar 2014: **1**

0.0% from Apr 2013: **2**

YTD	2014	2013	+/-
	3	**5**	-40.0%

5-year Apr average: **2**

New Pendings 2

0.0% from Mar 2014: **0**

100.0% from Apr 2013: **1**

YTD	2014	2013	+/-
	2	**5**	-60.0%

5-year Apr average: **2**

Closed Sales 0

0.0% from Mar 2014: **0**

-100.0% from Apr 2013: **1**

YTD	2014	2013	+/-
	0	**3**	-100.0%

5-year Apr average: **1**

Median Sold Price $0

0.0% from Mar 2014: **$0**

-100.0% from Apr 2013: **$807,000**

YTD	2014	2013	+/-
	$0	**$807,000**	-100.0%

5-year Apr average: **$589,917**

Summary

In North Cleveland Park, Washington, DC (Legal), the median sold price for Attached/Townhouse properties for April was $0, representing no change compared to last month and a decrease of 100% from Apr 2013. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 17 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in March and no change from April 2013. The Contract Ratio is 13% higher than the 5-year April average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1

1

Min 1 — Max 3; 5-year Apr average: 1

Mar 2014	Apr 2013
1	**1**

Avg DOM 0

0

Min 0 — Max 85; 5-year Apr average: 17

Mar 2014	Apr 2013	YTD
0	**6**	**0**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — Max 106.2%; 5-year Apr average: 68.3%

Mar 2014	Apr 2013	YTD
0.0%	**106.2%**	**0.0%**

Data Source: MRIS. Statistics calculated May 05, 2014.

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North Cleveland Park, Washington, DC (Legal) - Detached

New Listings 0

-100.0% from Mar 2014: **1**

-100.0% from Apr 2013: **3**

YTD	2014	2013	+/-
	1	**5**	-80.0%

5-year Apr average: **2**

New Pendings 1

0.0% from Mar 2014: **0**

-50.0% from Apr 2013: **2**

YTD	2014	2013	+/-
	2	**4**	-50.0%

5-year Apr average: **2**

Closed Sales 0

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

YTD	2014	2013	+/-
	1	**0**	0.0%

5-year Apr average: **1**

Median Sold Price $0

0.0% from Mar 2014: **$0**

0.0% from Apr 2013: **$0**

YTD	2014	2013	+/-
	$2,550,000	**$0**	0.0%

5-year Apr average: **$647,500**

Summary

In North Cleveland Park, Washington, DC (Legal), the median sold price for Detached properties for April was $0, representing no change compared to last month and no change from Apr 2013. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 49 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 3.00 in April 2013. The Contract Ratio is 100% lower than the 5-year April average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 0

0

Min 0 — 2 — Max 4

5-year Apr average

Mar 2014	Apr 2013
1	**1**

Avg DOM 0

0

49 Min 0 — Max 242

5-year Apr average

Mar 2014	Apr 2013	YTD
0	**0**	**84**

Avg Sold to OLP Ratio 0.0%

0.0%

64.5% Min 0.0% — Max 98.4%

5-year Apr average

Mar 2014	Apr 2013	YTD
0.0%	**0.0%**	**89.5%**

Data Source: MRIS. Statistics calculated May 05, 2014.