April 2014

All Home Types
Condo & Coop
Attached/Townhouse
Detached

Local Market Insight

Spring Valley, Washington, DC (Legal)

REALESTATE BUSINESS INTELLIGENCE

Presented by
Marjorie Dick Stuart
W.C. & A.N. Miller REALTORS
Email: Free@MarjorieDickStuart.com
Web: http://DCHomeBlog.com

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New Listings — 8

-33.3%	60.0%
from Mar 2014: **12**	from Apr 2013: **5**

YTD	2014	2013	+/-
	31	**22**	40.9%

5-year Apr average: **7**

New Pendings — 8

0.0%	14.3%
from Mar 2014: **8**	from Apr 2013: **7**

YTD	2014	2013	+/-
	25	**15**	66.7%

5-year Apr average: **6**

Closed Sales — 7

133.3%	250.0%
from Mar 2014: **3**	from Apr 2013: **2**

YTD	2014	2013	+/-
	14	**9**	55.6%

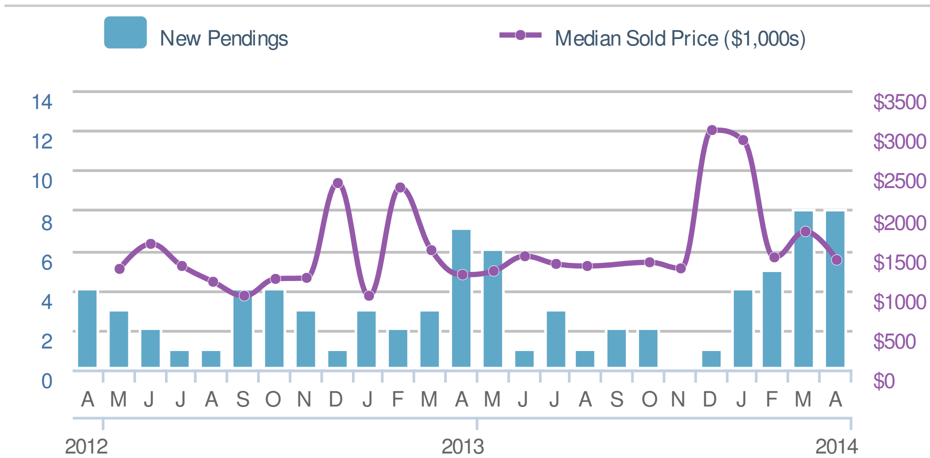
5-year Apr average: **2**

Median Sold Price — $1,375,000

-20.5%	15.5%
from Mar 2014: **$1,730,000**	from Apr 2013: **$1,190,750**

YTD	2014	2013	+/-
	$1,427,500	**$1,495,000**	-4.5%

5-year Apr average: **$2,472,625**



Active Listings — 14

14
Min 8 — 11 — Max 14
5-year Apr average

Mar 2014	Apr 2013
13	**8**

Avg DOM — 70

70
274
Min 0 — Max 1,016
5-year Apr average

Mar 2014	Apr 2013	YTD
43	**11**	**64**

Avg Sold to OLP Ratio — 97.8%

97.8%
78.9%
Min 0.0% — Max 100.0%
5-year Apr average

Mar 2014	Apr 2013	YTD
96.7%	**99.3%**	**96.6%**

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

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New Listings 0

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

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

5-year Apr average: **0**

New Pendings 1

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

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

5-year Apr average: **1**

Closed Sales 0

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

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

5-year Apr average: **0**

Median Sold Price $0

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

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

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

5-year Apr average: **$0**

Summary

In Spring Valley, Washington, DC (Legal), the median sold price for Condo & Coop 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, the same as the 5-year April average of 0 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 no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2013. The Contract Ratio is the same as the 5-year April average of 0.00. 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

0 Min 0 — Max 0

5-year Apr average

Mar 2014	Apr 2013
0	**0**

Avg DOM 0

0

0 Min 0 — Max 0

5-year Apr average

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

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Apr average

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

Data Source: MRIS. Statistics calculated .

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New Listings — 0

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

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

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

5-year Apr average: **1**

New Pendings — 1

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

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

5-year Apr average: **1**

Closed Sales — 0

0.0% from Mar 2014: **0**

0.0% from Apr 2013: **0**

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

5-year Apr average: **0**

Median Sold Price — $0

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

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

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

5-year Apr average: **$0**

Summary

In Spring Valley, Washington, DC (Legal), the median sold price for Attached/Townhouse 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, the same as the 5-year April average of 0 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 no change from April 2013. The Contract Ratio is the same as the 5-year April average of 0.00. 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 — 1 — Max 1

5-year Apr average

Mar 2014	Apr 2013
1	**1**

Avg DOM — 0

0

Min 0 — 0 — Max 0

5-year Apr average

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

Avg Sold to OLP Ratio — 0.0%

0.0%

Min 0.0% — 0.0% — Max 0.0%

5-year Apr average

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

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

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April 2014

Spring Valley, Washington, DC (Legal) - Detached

New Listings 8

-27.3% from Mar 2014: **11**

60.0% from Apr 2013: **5**

YTD	2014	2013	+/-
	30	**21**	42.9%

5-year Apr average: **7**

New Pendings 7

-12.5% from Mar 2014: **8**

16.7% from Apr 2013: **6**

YTD	2014	2013	+/-
	24	**14**	71.4%

5-year Apr average: **6**

Closed Sales 7

133.3% from Mar 2014: **3**

250.0% from Apr 2013: **2**

YTD	2014	2013	+/-
	14	**9**	55.6%

5-year Apr average: **2**

Median Sold Price $1,375,000

-20.5% from Mar 2014: **$1,730,000**

15.5% from Apr 2013: **$1,190,750**

YTD	2014	2013	+/-
	$1,427,500	**$1,495,000**	-4.5%

5-year Apr average: **$2,472,625**

Summary

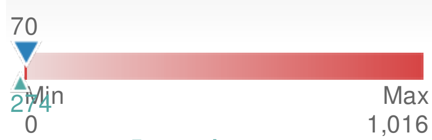
In Spring Valley, Washington, DC (Legal), the median sold price for Detached properties for April was $1,375,000, representing a decrease of 20.5% compared to last month and an increase of 15.5% from Apr 2013. The average days on market for units sold in April was 70 days, 74% below the 5-year April average of 274 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 11; and a 16.7% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.92 in March and an increase from 0.75 in April 2013. The Contract Ratio is 14% 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 14

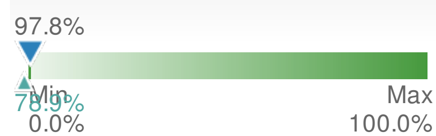
Mar 2014	Apr 2013
12	**8**

Avg DOM 70



Mar 2014	Apr 2013	YTD
43	**11**	**64**

Avg Sold to OLP Ratio 97.8%



Mar 2014	Apr 2013	YTD
96.7%	**99.3%**	**96.6%**

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

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