

TTR Sotheby's International Realty
1206 30th St NW | Washington, DC 20007
Office: 202.333.1212

PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING



JEFF WILSON
301.442.8533
jeff.wilson@sir.com
LiveInDupont.com

Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

THE REAL ESTATE MARKET BY THE NUMBERS

Understanding Real Estate Statistics

Paying attention to local real estate statistics can help you determine the value of your home, how quickly it will sell, and understand overall trends in the market. Learning some of the commonly used terms, how they are calculated, and what they say about the market will help you make informed decisions to achieve your real estate goals.



HOME VALUES AND MARKET TRENDS

Average Sold Price is the average (mean) sold price of all homes sold within a given boundary and timeframe. Not only can this value give you an idea of what your home would sell for, but fluctuations in this value can also give you an idea of the market's direction.



MARKET SPEED

Average Days on Market (DOM) is calculated by averaging the time-on-market for all sold homes within a specific boundary and timeframe. This value indicates the speed of the market. Fewer days equate to a faster market, which usually favors sellers.



MONITORING THE CURRENT OFFERINGS

The **Average Active List Price** represents the average list price of all the homes *currently* on the market. Since this value is limited to what's on the market, it can vary greatly if only a few homes are available. The Average Active List Price is often higher than the Average Sold Price since expensive homes tend to take longer to sell, pushing up the local average.



BUYER DEMAND AND VALUE DIRECTION

Sold Price to List Price Ratio (SP/LP) is calculated by dividing a home's sold price by its list price. A value over 100% indicates homes are selling for above asking price. The Average SP/LP Ratio is calculated by averaging the SP/LP for all homes sold within a specific timeframe. This value can give you insight into buyer demand, the direction of home prices, and local agent expertise.

Future Friends and Neighbors,

If you are thinking of selling and would like to learn more about the local statistics in your neighborhood and how these numbers affect the value of your home, call me today.

LIVE IN Dupont

SPRING 2022 REAL ESTATE MARKET REPORT



TTR | **Sotheby's**
INTERNATIONAL REALTY



JEFF WILSON
301.442.8533
 jeff.wilson@sir.com
LiveInDupont.com



Dear Dupont Friends and Neighbors,
 As a Dupont resident and real estate advisor for over 3 decades, I have a keen ability to create record sales in a wide range of categories. Let me show you how to maximize your property's value. It would be my honor to advise you.



SCAN ME

www.LiveInDupont.com

If you want to know what your home would sell for in today's market, contact me today at **301.442.8533**.

HOMES FOR SALE

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.*	LIST PRICE
Active	1314 19th Street NW	11	3.2	3,800	\$3,750,000
Active	1520 R Street NW	6	4.1	2,800	\$2,995,000
Active	2016 Hillyer Place NW	3	2.1	2,600	\$2,650,000
Active	1836 California Street NW	9	6.0	3,900	\$2,495,000
Active	1538 Swann Street NW	4	4.0	1,600	\$2,445,000
Active	1745 T Street NW	7	6.0	3,800	\$2,350,000
Active	1908 15th Street NW	5	3.1	2,300	\$2,000,000
Active	1730 Willard Street NW	4	3.1	2,900	\$1,849,900
Active	1826 18th Street NW	3	4.0	1,400	\$1,495,000

THERE ARE 6 HOMES CURRENTLY PENDING OR UNDER CONTRACT

11 HOMES RECENTLY SOLD

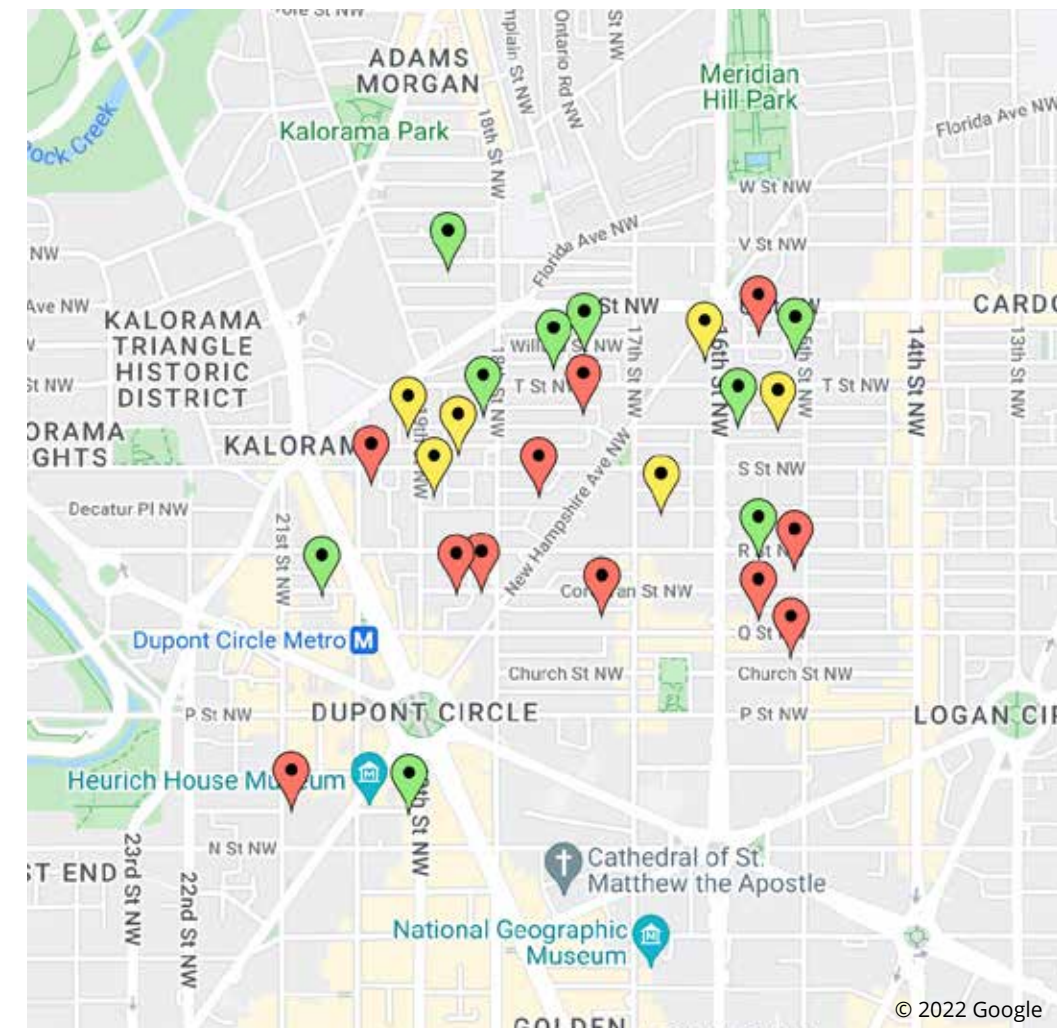
STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	1735 20th Street NW	2	1.4	N/A	\$3,000,000	\$2,700,000	04/15/22
Sold	1715 Riggs Place NW	4	4.1	2,518	\$2,325,000	\$2,600,000	04/08/22
Sold	1317 21st Street NW	4	4.1	2,360	\$2,525,000	\$2,525,000	04/21/22
Sold	1530 15th Street NW	4	3.1	2,285	\$2,300,000	\$2,175,000	03/31/22
Sold	1713 Q Street NW	6	0.0	3,283	\$1,999,000	\$1,999,000	04/29/22
Sold	1514 R Street NW	5	3.0	3,527	\$1,995,000	\$1,930,000	04/22/22
Sold	1507 Caroline Street NW	3	3.0	1,450	\$1,550,000	\$1,807,000	04/07/22
Sold	1628 15th Street NW	6	3.0	2,816	\$1,825,000	\$1,625,000	03/30/22
Sold	1822 Corcoran Street NW	2	2.0	2,550	\$1,599,000	\$1,475,000	04/05/22
Sold	1744 T Street NW	7	3.0	2,401	\$1,550,000	\$1,370,000	04/06/22
Sold	1806 Corcoran Street NW	2	2.1	982	\$1,095,000	\$1,160,000	04/28/22

Jeffrey Wilson and TTR Sotheby's International Realty are not in any way affiliated with Dupont Circle Home Owners Association, nor is this in any way an official advertisement or publication of Dupont Circle. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the BRIGHT MLS between February 28th and March 31st, 2022. Listings and sales may not be those of TTR Sotheby's International Realty. The BRIGHT MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.



CURRENT DUPONT CIRCLE SALES ACTIVITY

📍 Active 🟡 Pending 🔴 Sold



**DUPONT CIRCLE
 AT A GLANCE**

11
 Homes Recently Sold

\$2,447,767
 Average Active List Price

\$1,942,364
 Average Sold Price

50
 Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.