

Zip Code: 20008

Coldwell Banker Georgetown
 3000 K Street NW Suite 101
 Washington, DC 20007
 www.cbmove.com/Georgetown
 (202) 333-6100



Price Range: All | Properties: Condo

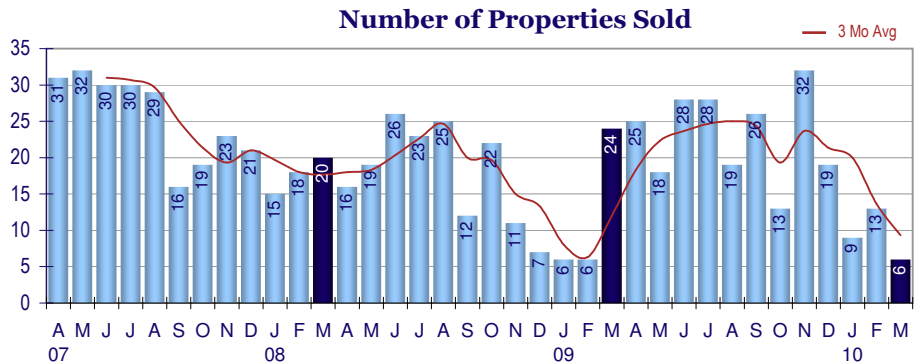
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$495,000	-10%		14%				
Average List Price of all Current Listings	\$781,524	-11%		33%				
March Median Sales Price	\$416,500	24%	-5%	22%	7%	\$351,000	-16%	-9%
March Average Sales Price	\$451,667	15%	-16%	2%	-11%	\$436,621	-30%	-14%
Total Properties Currently for Sale (Inventory)	61	15%		-15%				
March Number of Properties Sold	6	-54%		-75%		28	-22%	
March Average Days on Market (Solds)	34	-13%	-32%	-35%	-29%	37	-51%	-23%
Asking Price per Square Foot (based on New Listings)	\$454	8%	3%	0%	1%	\$439	-2%	-2%
March Sold Price per Square Foot	\$444	2%	1%	2%	3%	\$435	0%	1%
March Month's Supply of Inventory	10.2	149%	65%	239%	116%	6.2	-36%	31%
March Sale Price vs List Price Ratio	96.9%	.2%	3.8%	.9%	2.0%	96.0%	2.3%	1.1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

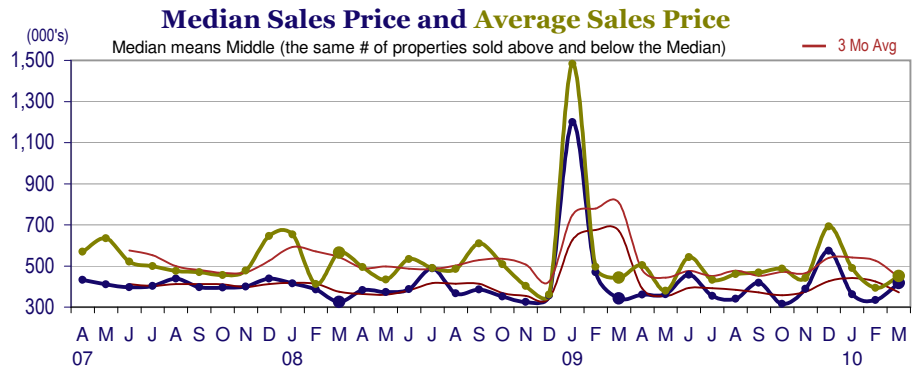
Property Sales

March Property sales were 6, down -75.0% from 24 in March of 2009 and -53.8% lower than the 13 sales last month. March 2010 sales were at their lowest level compared to March of 2009 and 2008. March YTD sales of 28 are running -22.2% behind last year's year-to-date sales of 36.



Prices

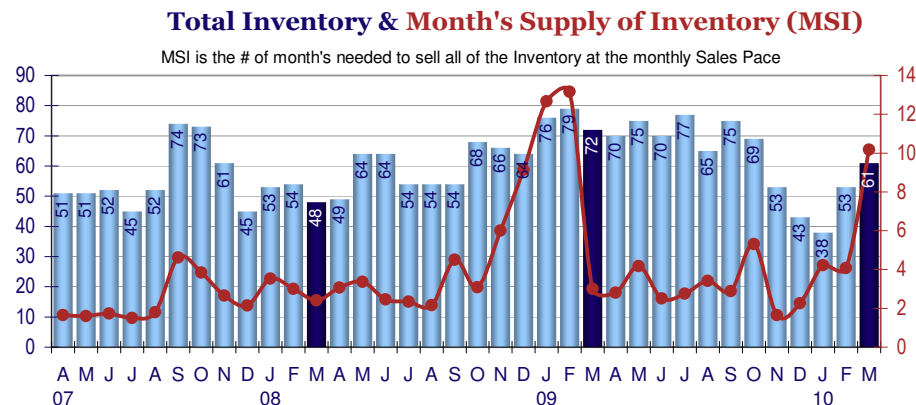
The Median Sales Price in March was \$416,500, up 21.7% from \$342,250 in March of 2009 and up 24.3% from \$335,000 last month. The Average Sales Price in March was \$451,667, up 1.8% from \$443,550 in March of 2009 and up 15.0% from \$392,915 last month. March 2010 ASP was at a mid range compared to March of 2009 and 2008.



Inventory & MSI

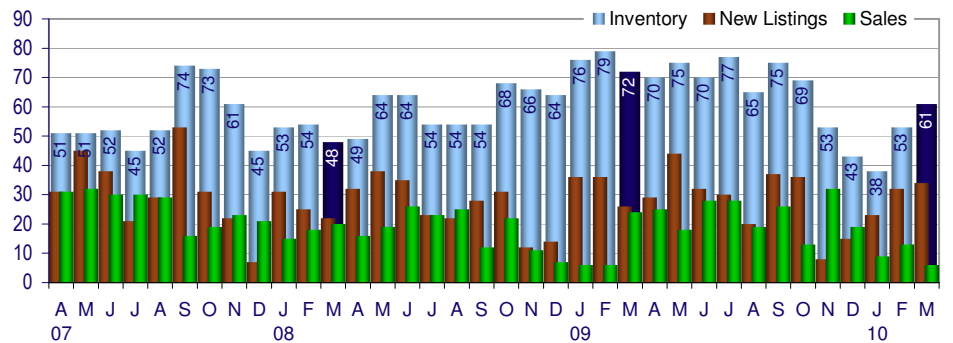
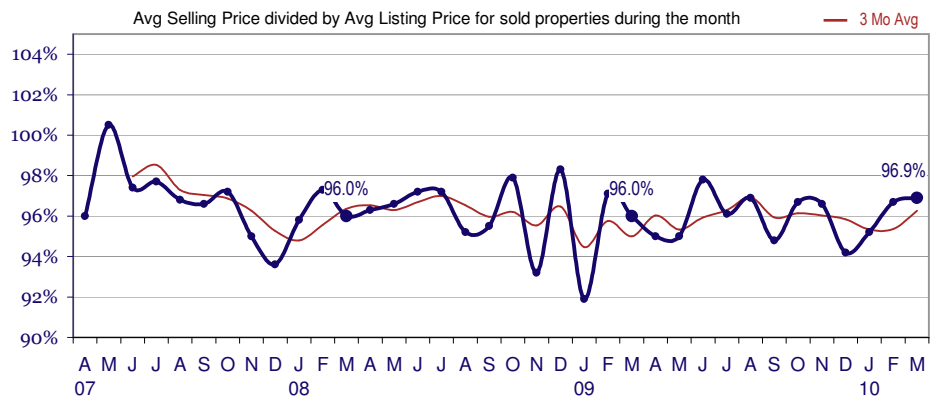
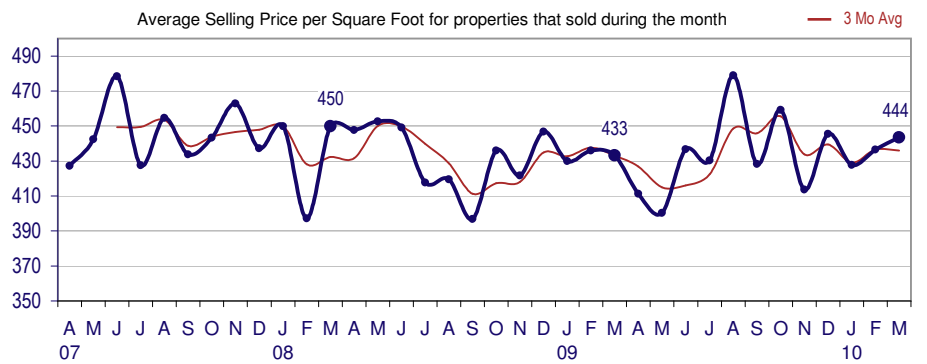
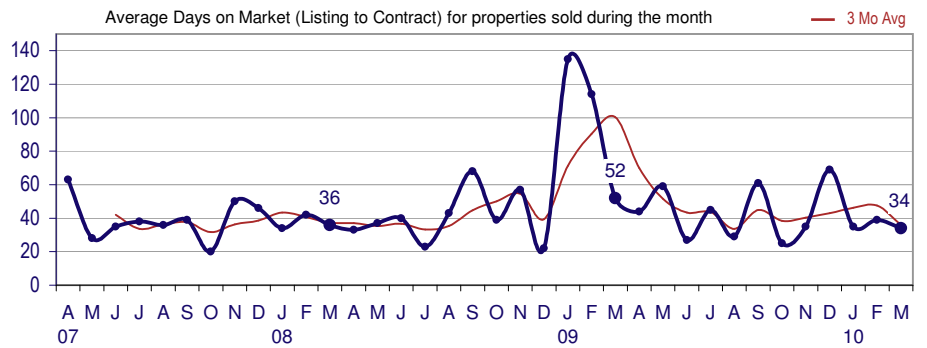
The Total Inventory of Properties available for sale as of March was 61, up 15.1% from 53 last month and down -15.3% from 72 in March of last year. March 2010 Inventory was at a mid level compared with March of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 10.2 months was at its highest level compared with March of 2009 and 2008.



Coldwell Banker Georgetown

3000 K Street NW Suite 101
 Washington, DC 20007
www.cbmove.com/Georgetown
 (202) 333-6100



Zip Code: 20008

Price Range: All | Property Types: Condo

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Homes Sold	31	32	30	30	29	16	19	23	21	15	18	20	16	19	26	23	25	12	22	11	7	6	6	24	25	18	28	28	19	26	13	32	19	9	13	6
3 Mo. Roll Avg			31	31	30	25	21	19	21	20	18	18	18	18	20	23	25	20	20	15	13	8	6	12	18	22	24	25	25	24	19	24	21	20	14	9

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Median Sale Price	432	410	396	402	439	397	395	400	439	416	385	324	382	373	386	489	368	385	352	325	356	1200	470	342	360	362	458	355	340	419	315	389	575	362	335	417
3 Mo. Roll Avg			413	403	412	413	410	397	411	418	413	375	364	360	381	416	414	414	368	354	344	627	675	671	391	355	393	391	384	371	358	374	426	442	424	371

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Inventory	51	51	52	45	52	74	73	61	45	53	54	48	49	64	64	54	54	54	68	66	64	76	79	72	70	75	70	77	65	75	69	53	43	38	53	61
MSI	2	2	2	2	2	5	4	3	2	4	3	2	3	3	2	2	2	5	3	6	9	13	13	3	3	4	3	3	3	3	5	2	2	4	4	10

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Days on Market	63	28	35	38	36	39	20	50	46	34	42	36	33	37	40	23	43	68	39	57	22	135	114	52	44	59	27	45	29	61	25	35	69	35	39	34
3 Mo. Roll Avg			42	34	36	38	32	36	39	43	41	37	37	35	37	33	35	45	50	55	39	71	90	100	70	52	43	44	34	45	38	40	43	46	48	36

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Price per Sq Ft	427	442	478	428	455	434	443	463	437	450	397	450	448	453	449	418	419	397	436	422	447	430	436	433	411	400	437	430	479	428	459	414	445	428	437	444
3 Mo. Roll Avg			449	449	454	439	444	447	448	450	428	432	432	450	450	440	429	411	417	418	435	433	438	433	427	415	416	422	449	446	455	434	439	429	437	436

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Sale to List Price	0.960	1.005	0.974	0.977	0.968	0.966	0.972	0.950	0.936	0.958	0.973	0.960	0.963	0.966	0.972	0.972	0.952	0.955	0.979	0.932	0.983	0.919	0.971	0.960	0.950	0.950	0.978	0.961	0.969	0.948	0.967	0.966	0.942	0.952	0.967	0.969
3 Mo. Roll Avg			0.980	0.985	0.973	0.970	0.969	0.963	0.953	0.948	0.956	0.964	0.965	0.963	0.967	0.970	0.965	0.960	0.962	0.955	0.965	0.945	0.958	0.950	0.960	0.953	0.959	0.963	0.969	0.959	0.961	0.960	0.958	0.953	0.954	0.963

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
New Listings	31	45	38	21	29	53	31	22	7	31	25	22	32	38	35	23	22	28	31	12	14	36	36	26	29	44	32	30	20	37	36	8	15	23	32	34
Inventory	51	51	52	45	52	74	73	61	45	53	54	48	49	64	64	54	54	54	68	66	64	76	79	72	70	75	70	77	65	75	69	53	43	38	53	61
Sales	31	32	30	30	29	16	19	23	21	15	18	20	16	19	26	23	25	12	22	11	7	6	6	24	25	18	28	28	19	26	13	32	19	9	13	6

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Avg Sale Price	570	635	521	499	476	469	456	477	646	654	412	565	494	434	533	490	486	610	509	403	361	1482	496	444	504	380	543	432	460	468	487	442	693	490	393	452
3 Mo. Roll Avg			575	552	499	481	467	467	526	592	571	544	490	498	487	486	503	529	535	507	425	749	780	807	481	443	476	452	478	453	472	466	540	541	525	445

Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Condo

Data is provided courtesy of Metropolitan Regional Information Services Incorporated and Automated Regional Information Systems and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.