

Zip Code: 22308

COLDWELL BANKER GEORGETOWN

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Price Range: All | Properties: Single Family - TwnHm

## Market Profile & Trends Overview

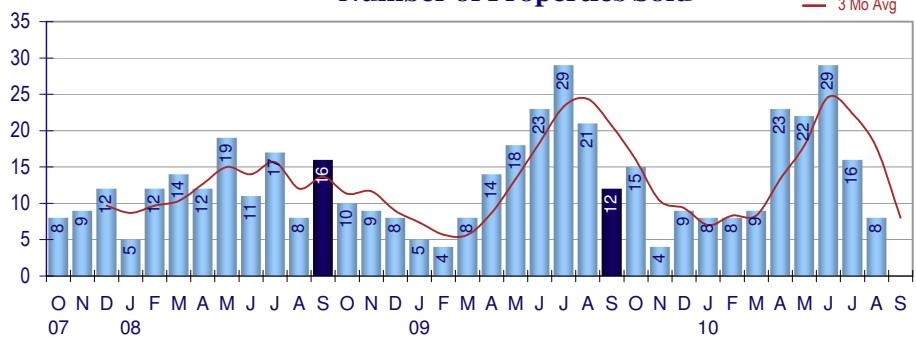
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$698,450	↔		↓				
Average List Price of all Current Listings	\$944,616	↑		↓				
September Median Sales Price	\$0	↓	↓	↓	\$591,000	↑	↑	
September Average Sales Price	\$0	↓	↓	↓	\$662,124	↔	↑	
Total Properties Currently for Sale (Inventory)	68	↓		↑				
September Number of Properties Sold	0	↓		↓	123	↓		
September Average Days on Market (Solds)	0	↓	↓	↓	50	↓	↓	
Asking Price per Square Foot (based on New Listings)	\$0	↓	↓	↓	\$250	↔	↓	
September Sold Price per Square Foot	\$0	↓	↓	↓	\$227	↓	↓	
September Month's Supply of Inventory	0.0	↓	↓	↓	5.2	↓	↓	
September Sale Price vs List Price Ratio	0.0%	↓	↓	↓	97.0%	↑	↑	

\* 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

September Property sales were 0, down 100.0% from 12 in September of 2009 and 100.0% lower than the 8 sales last month. September 2010 sales were at their lowest level compared to September of 2009 and 2008. September YTD sales of 123 are running 8.2% behind last year's year-to-date sales of 134.

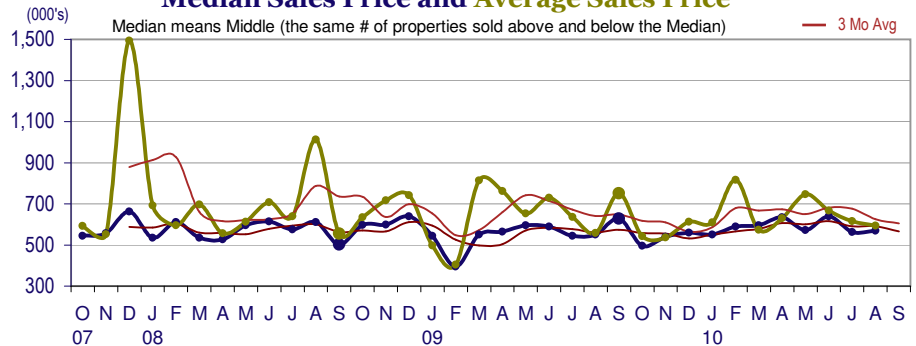
## Number of Properties Sold



## Prices

The Median Sales Price in September was \$0, down 100.0% from \$628,400 in September of 2009 and down 100.0% from \$569,250 last month. The Average Sales Price in September was \$0, down 100.0% from \$750,975 in September of 2009 and down 100.0% from \$594,250 last month. September 2010 ASP was at a mid range compared to September of 2009 and 2008.

## Median Sales Price and Average Sales Price

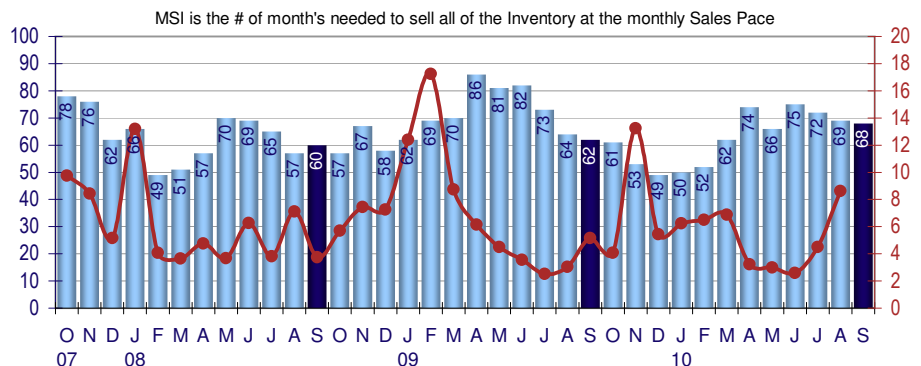


## Inventory & MSI

The Total Inventory of Properties available for sale as of September was 68, down 1.4% from 69 last month and up 9.7% from 62 in September of last year. September 2010 Inventory was at its highest level compared with September of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2010 MSI of 0.0 months was at a mid level compared with September of 2009 and 2008.

## Total Inventory & Month's Supply of Inventory (MSI)



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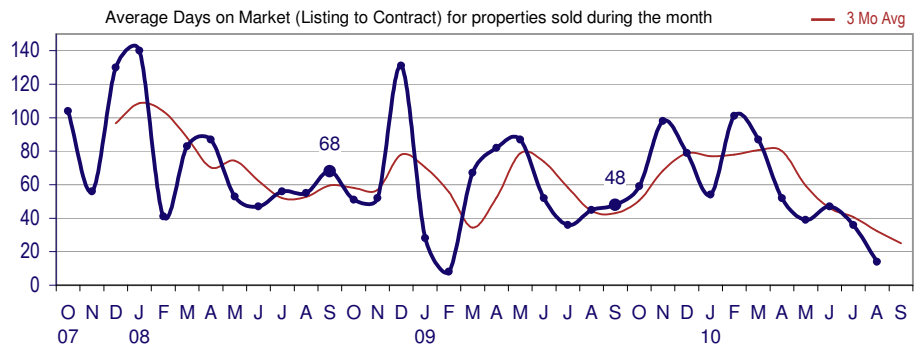


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## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September was 0, down 100.0% from 14 days last month and down 100.0% from 48 days in September of last year. The September 2010 DOM was at its highest level compared with September of 2009 and 2008.

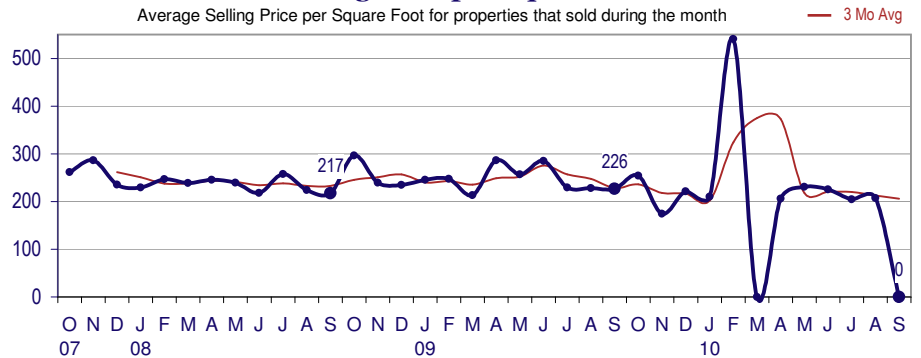
## Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The September 2010 Selling Price per Square Foot of \$0 was down 100.0% from \$207 last month and down 100.0% from 226 in September of last year.

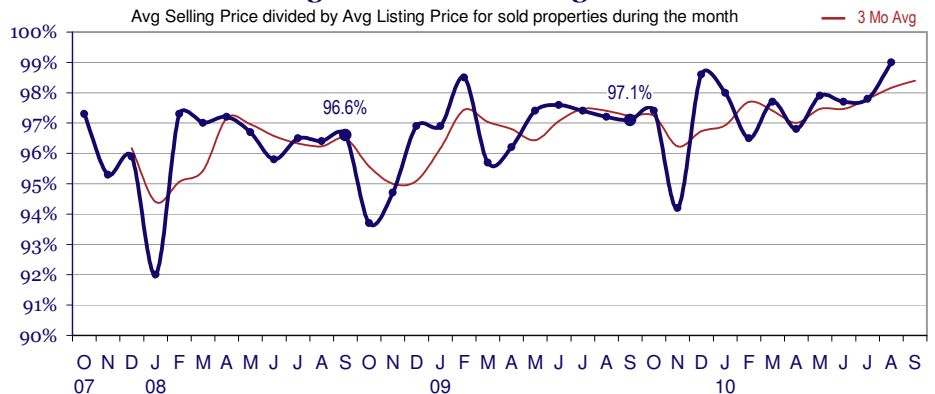
## Selling Price per Square Foot



## Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The September 2010 Selling Price vs Original List Price of 0.0% was down from 99.0% last month and down from 97.1% in September of last year.

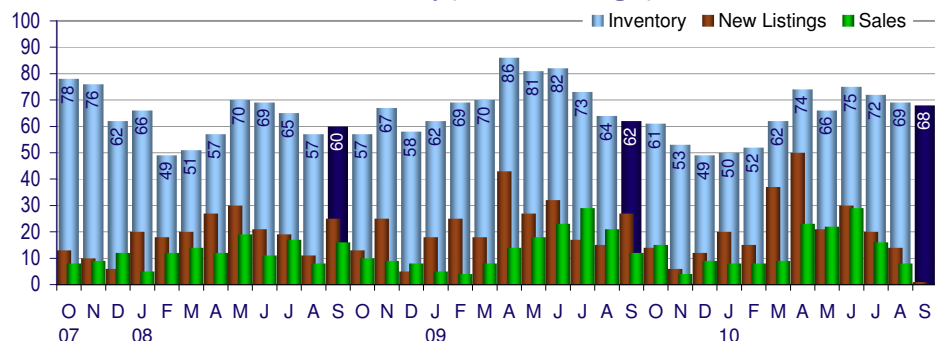
## Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in September 2010 was 1, down 92.9% from 14 last month and down 96.3% from 27 in September of last year.

## Inventory / New Listings / Sales





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