

# MARKET ACTION REPORT

July 2010

Sub Division: *Kalorama*

COLDWELL BANKER GEORGETOWN

3000 K Street NW Suite 101

Direct: (202) 333.6100

Fax: (202) 342-9118

www.cbmove.com/Georgetown



Price Range: All | Properties: Single Family - TwnHm

## Market Profile & Trends Overview

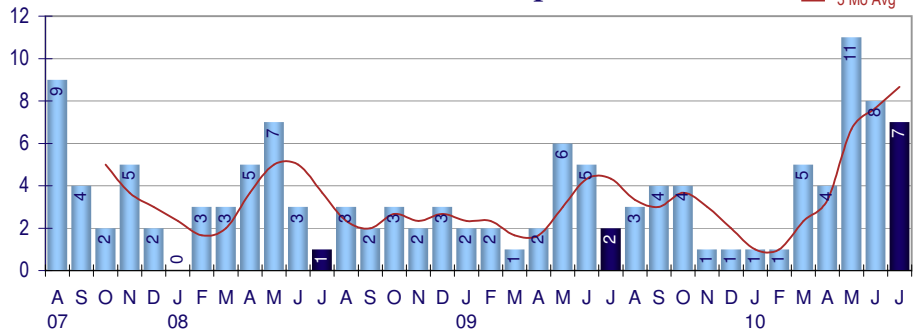
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$4,450,000	↑		↑				
Average List Price of all Current Listings	\$4,193,500	↑		↑				
July Median Sales Price	\$742,500	↓	↑	↑	↓	\$850,000	↓	↓
July Average Sales Price	\$926,800	↓	↓	↑	↓	\$1,443,151	↓	↓
Total Properties Currently for Sale (Inventory)	14	↓		↓				
July Number of Properties Sold	7	↓		↑		37	↑	
July Average Days on Market (Solds)	87	↑	↓	↑	↑	80	↓	↑
July Month's Supply of Inventory	2.0	↓	↓	↓	↓	9.0	↓	↓
July Sale Price vs List Price Ratio	95.3%	↓	↑	↓	↑	93.5%	↑	↑

\* 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

July Property sales were 7, up 250.0% from 2 in July of 2009 and 12.5% lower than the 8 sales last month. July 2010 sales were at their highest level compared to July of 2009 and 2008. July YTD sales of 37 are running 85.0% ahead of last year's year-to-date sales of 20.

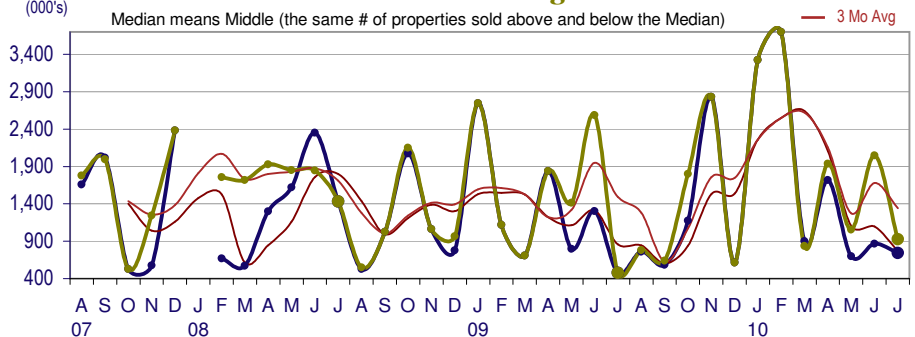
Number of Properties Sold



## Prices

The Median Sales Price in July was \$742,500, up 55.8% from \$476,500 in July of 2009 and down 14.5% from \$868,000 last month. The Average Sales Price in July was \$926,800, up 94.5% from \$476,500 in July of 2009 and down 54.7% from \$2,046,125 last month. July 2010 ASP was at a mid range compared to July of 2009 and 2008.

Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of July was 14, down 22.2% from 18 last month and down 12.5% from 16 in July of last year. July 2010 Inventory was at its lowest level compared with July of 2009 and 2008.

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



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family - TwnHm

Data is provided courtesy of Metropolitan Regional Information Services Incorporated, The Coastal Association of Realtors MLS and Sussex County of Realtors MLS and may not reflect all relevant real estate activity. Coldwell Banker Resident 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.

Sub Division: *Kalorama*

COLDWELL BANKER GEORGETOWN

3000 K Street NW Suite 101

Direct: (202) 333.6100

Fax: (202) 342-9118

www.cbmove.com/Georgetown

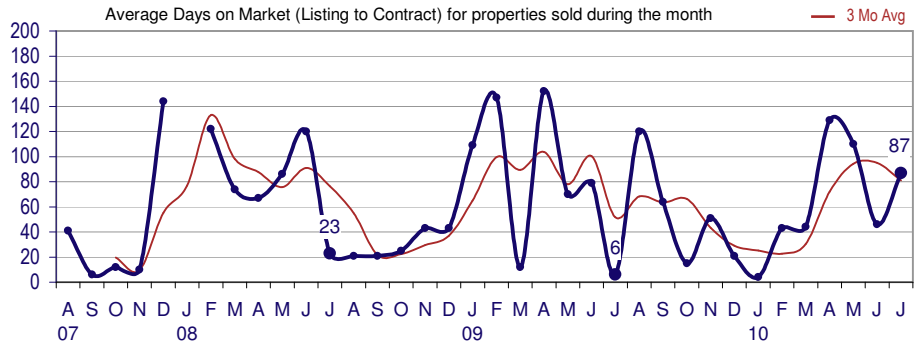


Price Range: All | Properties: Single Family - TwnHm

## 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 July was 87, up 89.1% from 46 days last month and up 1350.0% from 6 days in July of last year. The July 2010 DOM was at a mid level compared with July of 2009 and 2008.

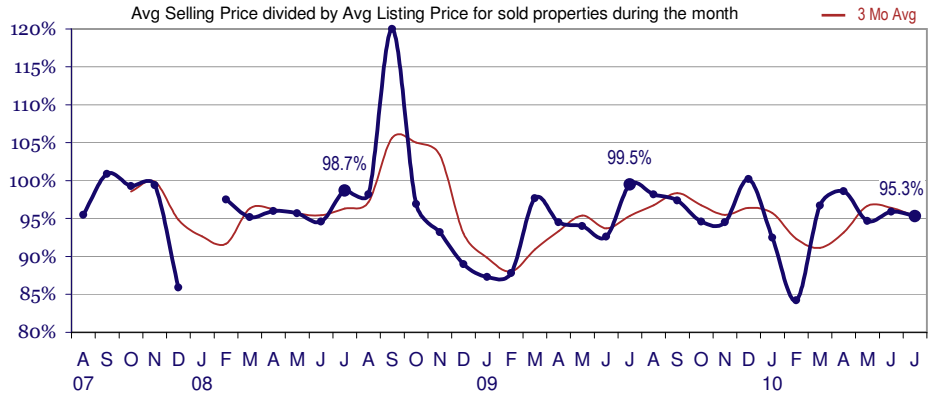
## Days On Market for Sold Properties



## 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 July 2010 Selling Price vs Original List Price of 95.3% was down from 95.9% last month and down from 99.5% in July of last year.

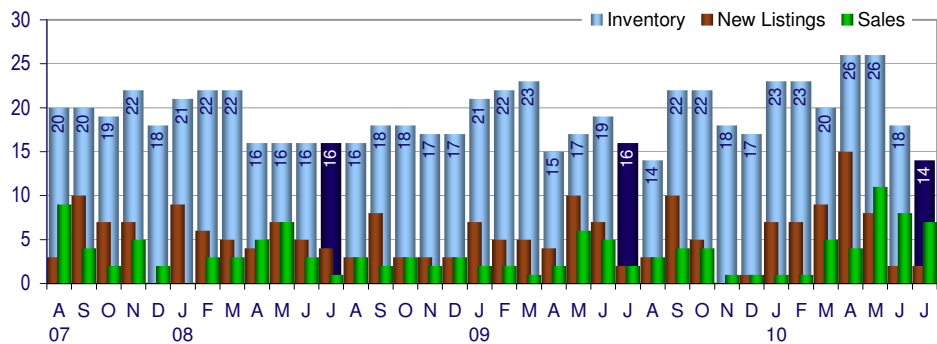
## Selling Price versus Listing Price Ratio



## 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 July 2010 was 2, equal to 2 last month and equal to 2 in July of last year.

## Inventory / New Listings / Sales



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family - TwnHm

Data is provided courtesy of Metropolitan Regional Information Services Incorporated, The Coastal Association of Realtors MLS and Sussex County of Realtors MLS and may not reflect all relevant real estate activity. Coldwell Banker 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.

# Inventory / Listings / Sales

Sub Division: *Kalorama*

July 2010

COLDWELL BANKER GEORGETOWN

3000 K Street NW Suite 101

Direct: (202) 333.6100

Fax: (202) 342-9118

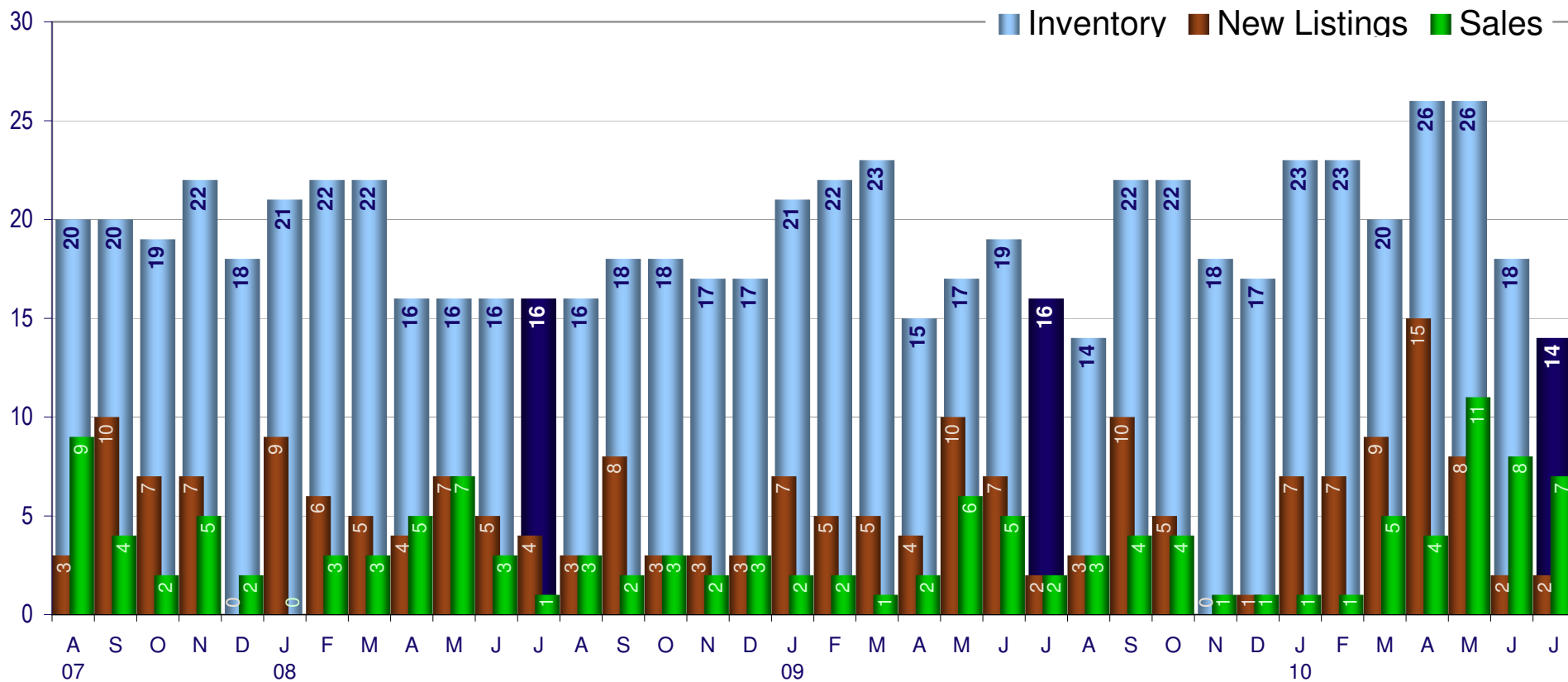
www.cbmove.com/Georgetown



Price Range: All | Properties: Single Family - TwnHm

## 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 July 2010 was 2, equal to 2 last month and equal to 2 in July of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family - TwnHm

Data is provided courtesy of Metropolitan Regional Information Services Incorporated, The Coastal Association of Realtors MLS and Sussex County of Realtors MLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage 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.