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Selling your property for the **highest possible price** is all about appropriate **TIMING AND STRATEGY.**



Staging and utilizing professional photography to highlight your property's best features will **help buyers envision themselves in the space.**



Listing with a well-thought-out print and digital marketing plan **for the right amount of time** will help to create demand and receive multiple offers.



Hyper-local expertise is key to knowing **when to accept** an offer or **when to wait**. *Selling in one day or accepting the first offer may hurt your bottom line.*

FUTURE FRIENDS AND NEIGHBORS,

Prior to implementing any marketing strategies, it is critical to go through a process of discovery to determine the fair market value, understand current market conditions, and review the variety of factors that will help you reach the most buyers and net more profit. If you're thinking of selling, let's talk.

LIVE IN *Dupont*

EARLY SPRING 2024 REAL ESTATE MARKET REPORT



TTR | **Sotheby's**
 INTERNATIONAL REALTY



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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.

www.LiveInDupont.com



SCAN ME

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 (SHOWING 10 OF 16 TOTAL HOMES)

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.*	LIST PRICE
Active	2040 S Street NW	12	6.2	17,000	\$14,500,000
Active	1816 Jefferson Place NW	0	1.5	6,400	\$6,850,000
Active	1633 16th Street NW	13	11.1	9,300	\$4,900,000
Active	1860 19th Street NW	7	1.3	5,400	\$3,999,999
Active	2015 R Street NW	16	7.0	6,200	\$3,995,000
Active	1626 Riggs Place NW	6	4.1	3,500	\$3,850,000
Active	1314 19th Street NW	11	3.2	4,300	\$3,750,000
Active	1501 S Street NW	3	3.1	2,000	\$3,495,000
Active	1628 15th Street NW	6	7.2	3,600	\$3,199,000
Active	1230 17th Street NW	5	0.4	5,200	\$3,100,000

THERE ARE 3 HOMES CURRENTLY PENDING OR UNDER CONTRACT

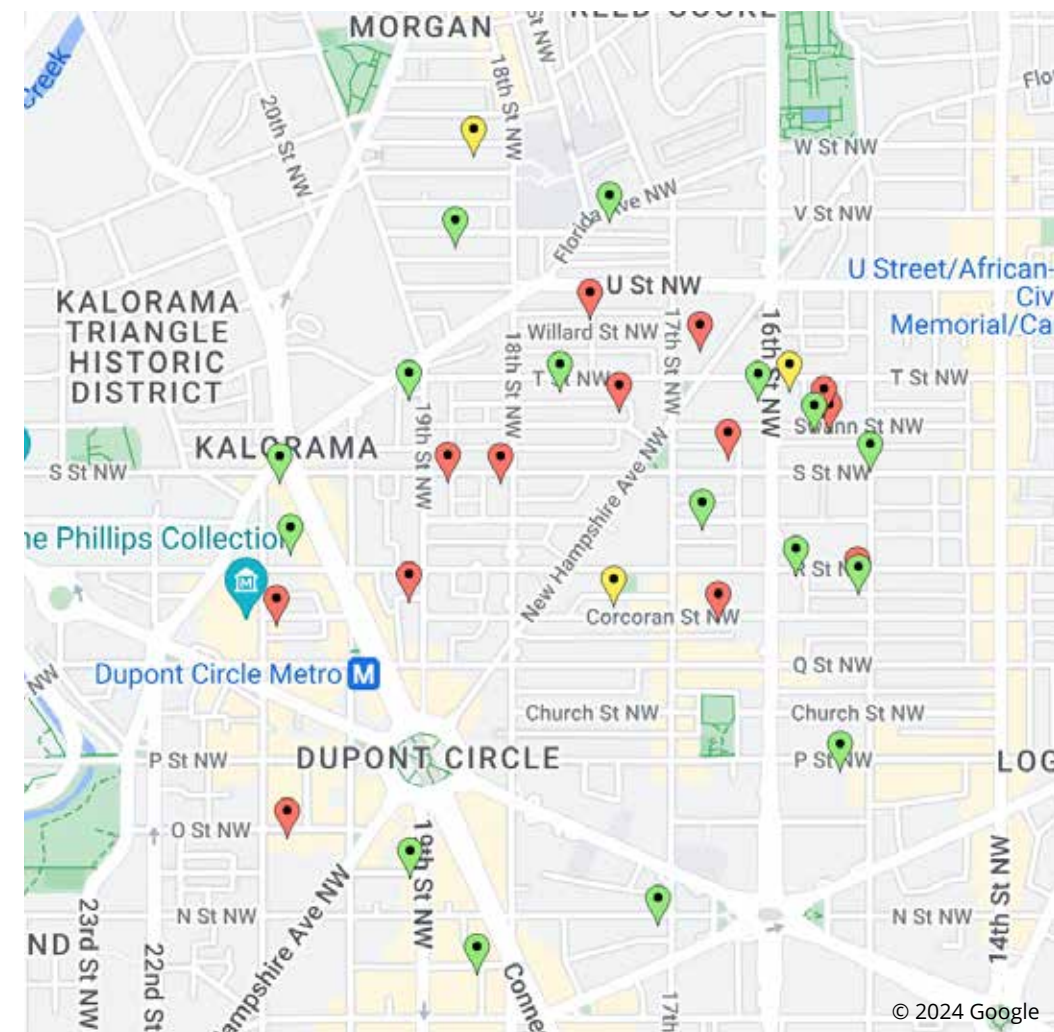
HOMES RECENTLY SOLD

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	1717 Swann Street NW	5	4.2	3,119	\$2,995,000	\$2,995,000	12/01/23
Sold	1632 15th Street NW	4	3.1	2,234	\$2,575,000	\$2,500,000	12/28/23
Sold	2034 Hillyer Place NW	3	3.1	2,672	\$2,475,000	\$2,475,000	01/31/24
Sold	1607 S Street NW	5	3.0	2,668	\$2,295,000	\$2,295,000	10/31/23
Sold	1618 Corcoran Street NW	4	3.1	2,210	\$2,250,000	\$2,250,000	11/20/23
Sold	1745 Willard Street NW	5	5.0	2,536	\$1,985,000	\$1,962,000	12/28/23
Sold	1630 19th Street NW C	4	3.1	1,426	\$1,995,000	\$1,850,000	10/20/23
Sold	1830 S Street NW	4	4.1	2,250	\$1,775,000	\$1,750,000	11/29/23
Sold	2032 O Street NW	4	4.0	3,006	\$1,799,000	\$1,700,000	02/16/24
Sold	1511 Swann Street NW	3	3.0	1,960	\$1,650,000	\$1,650,000	11/09/23
Sold	1800 S Street NW	5	3.1	2,700	\$1,595,000	\$1,585,000	10/20/23
Sold	1516 Swann Street NW	4	2.1	2,070	\$1,535,000	\$1,580,000	11/10/23
Sold	1908 New Hampshire Avenue NW	4	3.1	1,700	\$1,545,000	\$1,520,000	10/31/23

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CURRENT DUPONT CIRCLE SALES ACTIVITY

📍 Active 🟡 Pending 📍 Sold



DUPONT CIRCLE
AT A GLANCE

13
 Homes Recently Sold

\$4,017,750
 Average Active List Price

\$2,008,615
 Average Sold Price

45
 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.