



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

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



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2023

DUPONT CIRCLE

1ST QUARTER | REAL ESTATE REVIEW

2023 1ST QUARTER SALES TRENDS



**TOTAL
HOMES
SOLD**

9

Q1 2022 Total:

22

13 Less This Year



**AVERAGE
SOLD
PRICE**

\$2,007,556

Q1 2022 Average:

\$1,936,159

3.7% Increase This Year



**AVERAGE
DAYS ON
MARKET**

18

Q1 2022 Average:

22

4 Days Less This Year



**AVERAGE
SOLD PRICE TO
LIST PRICE RATIO**

98.8%

Q1 2022 Average:

102.6%

3.8% Decrease This Year

Dear Dupont Friends and Neighbors,

These statistics represent the current market trends in our community.
 For an in-depth analysis on how these trends affect your
 home's value, call me today at **301.442.8533**.

Data based on listings from BRIGHT MLS from January 1st to March 31st, 2022 and 2023. Information deemed accurate but not guaranteed.

LIVE IN Dupont

SPRING 2023 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.

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 11 OF 16 LISTINGS)

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.*	LIST PRICE
Active	2040 S Street NW	12	6.2	17,000	\$14,500,000
Active	1808 New Hampshire Avenue NW	15	12.1	8,000	\$6,500,000
Active	2015 R Street NW	16	7.0	6,200	\$4,250,000
Active	1337 21st Street NW	5	3.2	3,400	\$3,800,000
Active	1310 21st Street NW	4	3.1	2,800	\$2,850,000
Active	1820 19th Street NW	9	9.0	5,500	\$2,850,000
Active	1836 California Street NW	9	6.0	3,900	\$2,495,000
Active	2019 Hillyer Place NW	3	2.1	2,500	\$2,490,000
Active	2008 R Street NW	5	4.1	3,000	\$2,390,000
Active	1821 19th Street NW	6	5.1	4,600	\$2,375,000
Active	1538 Swann Street NW	4	4.0	1,600	\$2,295,000

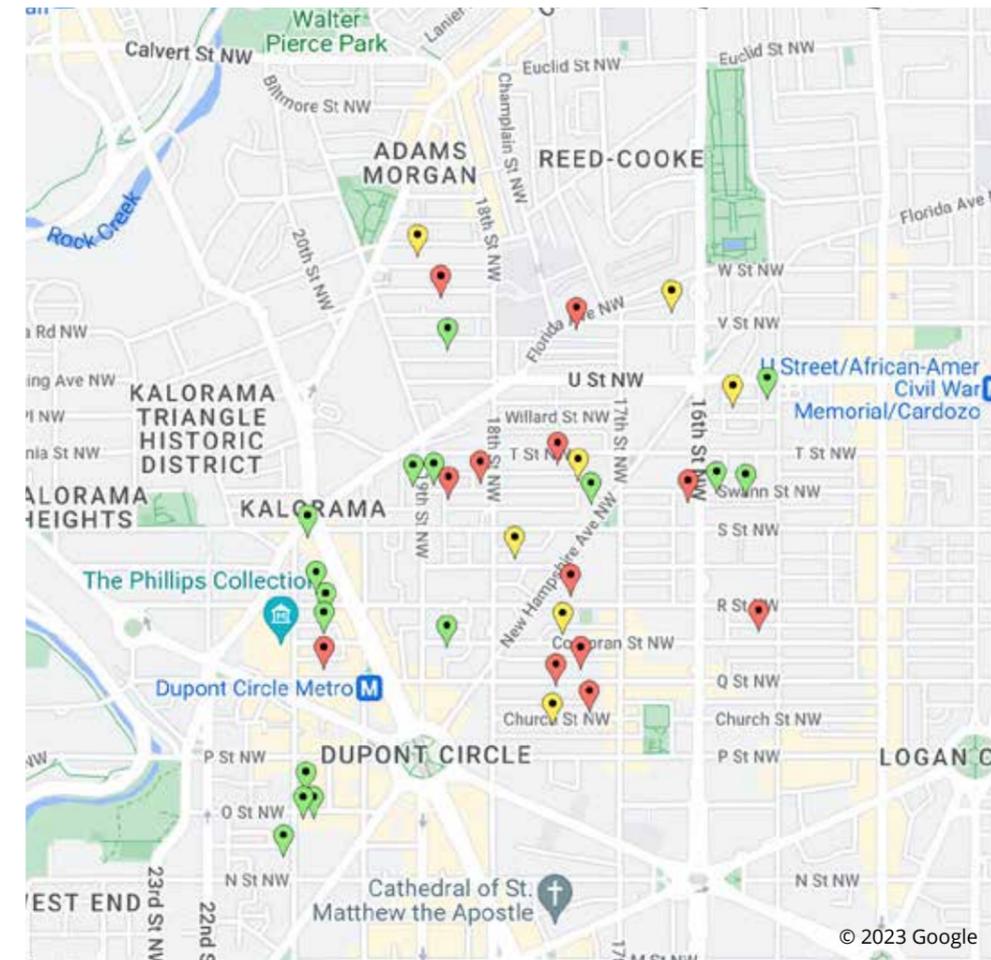
THERE ARE 7 HOMES CURRENTLY PENDING OR UNDER CONTRACT

HOMES RECENTLY SOLD

STATUS	ADDRESS	BEDROOMS	BATHROOMS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	1828 Wyoming Avenue NW	5	4.2	5,084	\$2,895,000	\$2,970,000	03/30/23
Sold	2023 Q Street NW	6	3.1	4,475	\$2,495,000	\$2,350,000	12/28/22
Sold	1744 T Street NW	5	4.1	2,401	\$2,349,900	\$2,325,000	01/10/23
Sold	1728 Q Street NW	5	3.1	2,509	\$2,400,000	\$2,295,000	03/03/23
Sold	1834 Swann Street NW	4	4.1	2,500	\$2,299,900	\$2,235,000	01/23/23
Sold	1719 Q Street NW	7	3.1	3,200	\$2,198,000	\$2,048,000	03/02/23
Sold	1731 R Street NW	4	4.1	2,682	\$1,999,999	\$1,900,000	03/10/23
Sold	1507 Corcoran Street NW	3	2.1	1,613	\$1,600,000	\$1,655,000	02/10/23
Sold	1734 Q Street NW	4	4.1	2,910	\$1,795,000	\$1,650,000	12/30/22
Sold	1818 16th Street NW	4	2.0	2,037	\$1,499,000	\$1,525,000	01/27/23
Sold	1826 18th Street NW	3	4.0	1,431	\$1,395,000	\$1,225,000	12/31/22
Sold	1732 V Street NW	3	3.0	1,860	\$1,099,000	\$1,115,000	03/24/23

CURRENT DUPONT CIRCLE SALES ACTIVITY

📍 Active 🟡 Pending 📍 Sold



DUPONT CIRCLE AT A GLANCE

12
Homes Recently Sold

\$3,496,750
Average Active List Price

\$1,941,083
Average Sold Price

28
Average Days On Market (Solds)

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. © 2023 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the BRIGHT MLS between December 28th, 2022 and April 3rd, 2023. 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.

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.