

May 2016

20814, Bethesda, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$17,497,623	\$40,527,246	-56.83%
Avg Sold Price	\$729,068	\$921,074	-20.85%
Median Sold Price	\$708,000	\$804,750	-12.02%
Units Sold	24	44	-45.45%
Avg Days on Market	84	66	27.27%
Avg List Price for Solds	\$764,901	\$923,878	-17.21%
Avg SP to OLP Ratio	96.4%	98.6%	-2.23%
Ratio of Avg SP to Avg OLP	94.4%	98.6%	-4.30%
Attached Avg Sold Price	\$326,818	\$369,400	-11.53%
Detached Avg Sold Price	\$1,069,433	\$1,236,316	-13.50%
Attached Units Sold	11	16	-31.25%
Detached Units Sold	13	28	-53.57%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	May 2016	May 2015	% Change
Active Listings	138	111	24.32%
New Listings	52	69	-24.64%
New Under Contracts	24	18	33.33%
New Contingents	33	21	57.14%
New Pendings	57	39	46.15%
All Pendings	77	55	40.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	16
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	1
21 to 30	3
31 to 60	3
61 to 90	3
91 to 120	3
121 to 180	2
181 to 360	4
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	2	1	0	19
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	1	1	0	7
\$600K to \$799,999	0	0	1	0	5	0	1	8	0	7
\$800K to \$999,999	0	0	0	0	3	0	0	7	0	3
\$1M to \$2,499,999	0	0	0	0	4	0	0	35	5	4
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	2
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	1	0	12	0	11	57	6	75
Avg Sold Price	\$0	\$0	\$747,500	\$0	\$1,096,260	\$0	\$326,818			
Prev Year - Avg Sold Price	\$0	\$565,000	\$592,500	\$0	\$1,285,840	\$825,000	\$322,886			
Avg Sold % Change	0.00%	0.00%	26.16%	0.00%	-14.74%	0.00%	1.22%			
Prev Year - # of Solds	0	1	2	0	26	1	14			

Active Detail