

January 2018

20814, Bethesda, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$20,943,750	\$24,890,433	-15.86%
Avg Sold Price	\$805,529	\$957,324	-15.86%
Median Sold Price	\$654,250	\$708,000	-7.59%
Units Sold	26	26	0.00%
Avg Days on Market	119	105	13.33%
Avg List Price for Solds	\$830,257	\$985,242	-15.73%
Avg SP to OLP Ratio	95.8%	95.3%	0.60%
Ratio of Avg SP to Avg OLP	97.7%	96.5%	1.25%
Attached Avg Sold Price	\$488,804	\$899,348	-45.65%
Detached Avg Sold Price	\$1,175,042	\$999,840	17.52%
Attached Units Sold	14	11	27.27%
Detached Units Sold	12	15	-20.00%

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

	Jan 2018	Jan 2017	% Change
Active Listings	96	116	-17.24%
New Listings	42	58	-27.59%
New Under Contracts	13	8	62.50%
New Contingents	14	18	-22.22%
New Pending	27	26	3.85%
All Pending	40	48	-16.67%

Financing (Sold)

Assumption	0
Cash	4
Conventional	18
FHA	1
Other	3
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	3
21 to 30	2
31 to 60	4
61 to 90	4
91 to 120	4
121 to 180	4
181 to 360	2
361 to 720	2
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	1
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	8
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	5	1	0	9
\$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	0	1	3
\$600K to \$799,999	1	0	0	0	2	0	0	2	0	7
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	2
\$1M to \$2,499,999	0	0	0	0	8	1	1	22	5	14
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	4
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	0	0	11	1	13	29	7	60
Avg Sold Price	\$715,000	\$0	\$0	\$0	\$1,216,864	\$1,199,450	\$434,138			
Prev Year - Avg Sold Price	\$679,000	\$556,700	\$595,750	\$0	\$1,093,925	\$0	\$933,613			
Avg Sold % Change	5.30%	0.00%	0.00%	0.00%	11.24%	0.00%	-53.50%			
Prev Year - # of Solds	1	1	2	0	12	0	10			

Active Detail