

January 2019

20814, Bethesda, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$13,369,746	\$20,943,750	-36.16%
Avg Sold Price	\$742,764	\$805,529	-7.79%
Median Sold Price	\$674,500	\$654,250	3.10%
Units Sold	18	26	-30.77%
Avg Days on Market	98	119	-17.65%
Avg List Price for Solds	\$754,272	\$830,257	-9.15%
Avg SP to OLP Ratio	93.4%	95.8%	-2.54%
Ratio of Avg SP to Avg OLP	94.8%	97.7%	-2.98%
Attached Avg Sold Price	\$476,373	\$488,804	-2.54%
Detached Avg Sold Price	\$1,161,378	\$1,175,042	-1.16%
Attached Units Sold	11	14	-21.43%
Detached Units Sold	7	12	-41.67%

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 2019	Jan 2018	% Change
Active Listings	93	96	-3.13%
New Listings	54	42	28.57%
New Under Contracts	17	13	30.77%
New Contingents	10	14	-28.57%
New Pendings	27	27	0.00%
All Pendings	36	40	-10.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	14
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	0
21 to 30	0
31 to 60	3
61 to 90	1
91 to 120	3
121 to 180	6
181 to 360	2
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	6
\$200K to \$299,999	0	0	0	0	0	0	2	1	0	10
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	0	0	1	0	2	4	0	6
\$800K to \$999,999	0	0	0	0	2	0	0	3	1	5
\$1M to \$2,499,999	0	0	0	1	4	0	0	14	6	14
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	3
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	1	7	0	10	26	8	59
Avg Sold Price	\$0	\$0	\$0	\$1,359,599	\$1,161,378	\$0	\$388,050			
Prev Year - Avg Sold Price	\$715,000	\$0	\$0	\$0	\$1,216,864	\$1,199,450	\$434,138			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-4.56%	0.00%	-10.62%			
Prev Year - # of Solds	1	0	0	0	11	1	13			

Active Detail