

May 2016

20817, Bethesda, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$48,638,148	\$42,414,150	14.67%
Avg Sold Price	\$972,763	\$848,283	14.67%
Median Sold Price	\$848,500	\$763,500	11.13%
Units Sold	50	50	0.00%
Avg Days on Market	83	59	40.68%
Avg List Price for Solds	\$982,625	\$862,525	13.92%
Avg SP to OLP Ratio	98.7%	97.3%	1.45%
Ratio of Avg SP to Avg OLP	98.5%	96.2%	2.38%
Attached Avg Sold Price	\$620,050	\$299,964	106.71%
Detached Avg Sold Price	\$1,060,941	\$1,002,937	5.78%
Attached Units Sold	10	11	-9.09%
Detached Units Sold	40	39	2.56%

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	170	203	-16.26%
New Listings	82	103	-20.39%
New Under Contracts	37	34	8.82%
New Contingents	41	28	46.43%
New Pending	78	62	25.81%
All Pending	118	89	32.58%

Financing (Sold)

Assumption	0
Cash	11
Conventional	33
FHA	0
Other	5
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	5
21 to 30	6
31 to 60	14
61 to 90	4
91 to 120	1
121 to 180	2
181 to 360	4
361 to 720	1
721+	1

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	2	0	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	0
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1	3	0	1
\$600K to \$799,999	0	0	2	0	10	1	0	10	1	0
\$800K to \$999,999	0	0	4	0	10	0	0	12	2	0
\$1M to \$2,499,999	0	0	0	0	14	0	2	100	3	3
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	16	0	2
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	0	0	6	0	34	1	9	144	6	20
Avg Sold Price	\$0	\$0	\$802,167	\$0	\$1,106,607	\$635,000	\$618,389			
Prev Year - Avg Sold Price	\$0	\$0	\$764,092	\$616,500	\$1,022,841	\$0	\$229,622			
Avg Sold % Change	0.00%	0.00%	4.98%	0.00%	8.19%	0.00%	169.31%			
Prev Year - # of Solds	0	0	3	2	36	0	9			

Active Detail