

May 2016

20854, Potomac, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$74,018,785	\$53,008,100	39.64%
Avg Sold Price	\$973,931	\$898,442	8.40%
Median Sold Price	\$850,000	\$785,000	8.28%
Units Sold	76	59	28.81%
Avg Days on Market	140	98	42.86%
Avg List Price for Solds	\$997,038	\$915,535	8.90%
Avg SP to OLP Ratio	95.7%	96.9%	-1.15%
Ratio of Avg SP to Avg OLP	94.1%	96.3%	-2.26%
Attached Avg Sold Price	\$804,493	\$631,322	27.43%
Detached Avg Sold Price	\$1,012,192	\$946,524	6.94%
Attached Units Sold	14	9	55.56%
Detached Units Sold	62	50	24.00%

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

	May 2016	May 2015	% Change
Active Listings	262	268	-2.24%
New Listings	122	137	-10.95%
New Under Contracts	36	29	24.14%
New Contingents	52	57	-8.77%
New Pendings	88	86	2.33%
All Pendings	139	148	-6.08%

Financing (Sold)

Assumption	0
Cash	9
Conventional	55
FHA	1
Other	10
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	5
21 to 30	8
31 to 60	24
61 to 90	11
91 to 120	1
121 to 180	6
181 to 360	10
361 to 720	3
721+	3

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	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	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	3	1
\$500K to \$599,999	0	0	0	2	2	0	0	2	3	0
\$600K to \$799,999	1	0	0	4	19	2	0	31	6	1
\$800K to \$999,999	0	0	0	3	17	0	0	24	3	0
\$1M to \$2,499,999	0	0	0	2	23	1	0	147	8	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	26	0	0
\$5,000,000+	0	0	0	0	0	0	0	7	0	0
Total	1	0	0	11	61	3	0	237	23	2
Avg Sold Price	\$720,000	\$0	\$0	\$797,082	\$1,016,982	\$831,667	\$0			
Prev Year - Avg Sold Price	\$0	\$630,000	\$0	\$625,600	\$946,524	\$622,450	\$679,000			
Avg Sold % Change	0.00%	0.00%	0.00%	27.41%	7.44%	33.61%	0.00%			
Prev Year - # of Solds	0	1	0	5	50	2	1			

Active Detail