

## January 2018

20854, Potomac, MD

### Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$30,367,265	\$17,227,500	76.27%
Avg Sold Price	\$979,589	\$906,711	8.04%
Median Sold Price	\$875,000	\$880,000	-0.57%
Units Sold	31	19	63.16%
Avg Days on Market	150	116	29.31%
Avg List Price for Solds	\$1,046,138	\$946,284	10.55%
Avg SP to OLP Ratio	91.1%	93.8%	-2.90%
Ratio of Avg SP to Avg OLP	89.9%	93.2%	-3.57%
Attached Avg Sold Price	\$704,807	\$704,000	0.11%
Detached Avg Sold Price	\$1,092,000	\$960,767	13.66%
Attached Units Sold	9	4	125.00%
Detached Units Sold	22	15	46.67%

#### 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 2018	Jan 2017	% Change
Active Listings	144	168	-14.29%
New Listings	53	69	-23.19%
New Under Contracts	16	20	-20.00%
New Contingents	20	19	5.26%
New Pendings	36	39	-7.69%
All Pendings	58	61	-4.92%

### Financing (Sold)

Assumption	0
Cash	7
Conventional	22
FHA	0
Other	3
Owner	0
VA	0

### Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	2
31 to 60	5
61 to 90	6
91 to 120	4
121 to 180	6
181 to 360	5
361 to 720	3
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	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	1
\$300K to \$399,999	0	0	0	1	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	1	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	2	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	8	1	0	6	1	0
\$800K to \$999,999	1	1	0	1	3	1	0	12	2	0
\$1M to \$2,499,999	0	0	0	0	9	1	0	77	7	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	30	0	0
\$5,000,000+	0	0	0	0	0	0	0	6	0	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>21</b>	<b>3</b>	<b>0</b>	<b>132</b>	<b>10</b>	<b>2</b>
Avg Sold Price	\$875,000	\$950,000	\$0	\$536,252	\$1,102,333	\$904,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$622,000	\$960,767	\$950,000	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	-13.79%	14.73%	-4.84%	0.00%			
Prev Year - # of Solds	0	0	0	3	15	1	0			

### Active Detail