

May 2016

20895, Kensington, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$21,178,650	\$25,540,501	-17.08%
Avg Sold Price	\$588,296	\$543,415	8.26%
Median Sold Price	\$544,950	\$485,000	12.36%
Units Sold	36	47	-23.40%
Avg Days on Market	68	58	17.24%
Avg List Price for Solds	\$588,178	\$545,295	7.86%
Avg SP to OLP Ratio	98.8%	98.3%	0.53%
Ratio of Avg SP to Avg OLP	99.1%	98.2%	0.93%
Attached Avg Sold Price	\$309,800	\$388,357	-20.23%
Detached Avg Sold Price	\$633,215	\$570,550	10.98%
Attached Units Sold	5	7	-28.57%
Detached Units Sold	31	40	-22.50%

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	47	65	-27.69%
New Listings	38	45	-15.56%
New Under Contracts	19	17	11.76%
New Contingents	17	21	-19.05%
New Pending	36	38	-5.26%
All Pending	55	56	-1.79%

Financing (Sold)

Assumption	0
Cash	3
Conventional	28
FHA	3
Other	0
Owner	1
VA	1

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	5
21 to 30	7
31 to 60	9
61 to 90	4
91 to 120	1
121 to 180	1
181 to 360	3
361 to 720	1
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	1	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	2
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	4
\$300K to \$399,999	1	0	1	1	0	0	0	3	0	0
\$400K to \$499,999	0	0	4	0	3	0	0	10	0	0
\$500K to \$599,999	0	0	3	0	4	0	0	2	0	0
\$600K to \$799,999	0	0	3	1	5	0	0	3	5	0
\$800K to \$999,999	0	0	1	0	5	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	12	2	18	0	3	36	5	6
Avg Sold Price	\$315,000	\$0	\$550,604	\$580,000	\$705,967	\$0	\$129,667			
Prev Year - Avg Sold Price	\$506,667	\$0	\$492,038	\$548,833	\$639,495	\$306,667	\$152,000			
Avg Sold % Change	-37.83%	0.00%	11.90%	5.68%	10.39%	0.00%	-14.69%			
Prev Year - # of Solds	3	0	16	3	21	3	1			

Active Detail