

January 2018

20895, Kensington, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$6,178,400	\$8,769,075	-29.54%
Avg Sold Price	\$772,300	\$548,067	40.91%
Median Sold Price	\$544,950	\$537,000	1.48%
Units Sold	8	16	-50.00%
Avg Days on Market	148	88	68.18%
Avg List Price for Solds	\$795,906	\$573,338	38.82%
Avg SP to OLP Ratio	98.1%	94.0%	4.46%
Ratio of Avg SP to Avg OLP	94.6%	92.3%	2.52%
Attached Avg Sold Price	\$0	\$229,900	0%
Detached Avg Sold Price	\$772,300	\$569,278	35.66%
Attached Units Sold	0	1	0%
Detached Units Sold	8	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	29	29	0.00%
New Listings	16	16	0.00%
New Under Contracts	5	9	-44.44%
New Contingents	7	11	-36.36%
New Pendings	12	20	-40.00%
All Pendings	18	26	-30.77%

Financing (Sold)

Assumption	0
Cash	1
Conventional	6
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	2
61 to 90	1
91 to 120	3
121 to 180	3
181 to 360	0
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	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	1	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	2	0	0	0	0	5	4	0
\$500K to \$599,999	0	0	0	0	2	0	0	3	1	0
\$600K to \$799,999	0	0	1	0	0	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	7	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	0	0	4	0	4	0	0	22	5	2
Avg Sold Price	\$0	\$0	\$499,000	\$0	\$1,045,600	\$0	\$0			
Prev Year - Avg Sold Price	\$429,150	\$0	\$521,333	\$0	\$611,688	\$0	\$229,900			
Avg Sold % Change	0.00%	0.00%	-4.28%	0.00%	70.94%	0.00%	0.00%			
Prev Year - # of Solds	2	0	3	0	10	0	1			

Active Detail