

January 2019

20895, Kensington, MD

Sold Summary

| | Jan 2019 | Jan 2018 | % Change |
|----------------------------|-------------|-------------|----------|
| Sold Dollar Volume | \$4,875,000 | \$6,178,400 | -21.10% |
| Avg Sold Price | \$541,667 | \$772,300 | -29.86% |
| Median Sold Price | \$455,000 | \$544,950 | -16.51% |
| Units Sold | 9 | 8 | 12.50% |
| Avg Days on Market | 102 | 148 | -31.08% |
| Avg List Price for Solds | \$551,922 | \$795,906 | -30.65% |
| Avg SP to OLP Ratio | 96.4% | 98.1% | -1.80% |
| Ratio of Avg SP to Avg OLP | 96.8% | 94.6% | 2.26% |
| Attached Avg Sold Price | \$0 | \$0 | 0% |
| Detached Avg Sold Price | \$541,667 | \$772,300 | -29.86% |
| Attached Units Sold | 0 | 0 | 0% |
| Detached Units Sold | 9 | 8 | 12.50% |

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

| | Jan 2019 | Jan 2018 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 35 | 29 | 20.69% |
| New Listings | 23 | 16 | 43.75% |
| New Under Contracts | 18 | 5 | 260.00% |
| New Contingents | 6 | 7 | -14.29% |
| New Pendings | 24 | 12 | 100.00% |
| All Pendings | 30 | 18 | 66.67% |

Financing (Sold)

| | |
|--------------|---|
| Assumption | 0 |
| Cash | 0 |
| Conventional | 7 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 0 |
| 1 to 10 | 0 |
| 11 to 20 | 1 |
| 21 to 30 | 0 |
| 31 to 60 | 2 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 3 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| 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 | 2 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| \$300K to \$399,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 1 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 1 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 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 | 3 | 0 | 5 | 0 | 0 | 27 | 2 | 6 |
| Avg Sold Price | \$390,000 | \$0 | \$442,333 | \$0 | \$631,600 | \$0 | \$0 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$499,000 | \$0 | \$1,045,600 | \$0 | \$0 | | | |
| Avg Sold % Change | 0.00% | 0.00% | -11.36% | 0.00% | -39.59% | 0.00% | 0.00% | | | |
| Prev Year - # of Solds | 0 | 0 | 4 | 0 | 4 | 0 | 0 | | | |

Active Detail