

January 2018

20905, Silver Spring, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$4,513,569	\$3,608,000	25.10%
Avg Sold Price	\$564,196	\$515,429	9.46%
Median Sold Price	\$532,500	\$474,000	12.34%
Units Sold	8	7	14.29%
Avg Days on Market	125	151	-17.22%
Avg List Price for Solds	\$577,171	\$515,957	11.86%
Avg SP to OLP Ratio	96.9%	96.7%	0.22%
Ratio of Avg SP to Avg OLP	96.2%	97.6%	-1.44%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$564,196	\$515,429	9.46%
Attached Units Sold	0	0	0%
Detached Units Sold	8	7	14.29%

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	12	28	-57.14%
New Listings	8	9	-11.11%
New Under Contracts	3	4	-25.00%
New Contingents	8	7	14.29%
New Pendings	11	11	0.00%
All Pendings	27	22	22.73%

Financing (Sold)

Assumption	0
Cash	1
Conventional	8
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	2
21 to 30	1
31 to 60	4
61 to 90	0
91 to 120	1
121 to 180	3
181 to 360	2
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	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	3	0	0	5	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	1	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	0	0	8	0	0	11	1	0
Avg Sold Price	\$0	\$0	\$0	\$0	\$564,196	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$450,000	\$0	\$526,333	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	7.19%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	0	6	0	0			

Active Detail