

January 2019

20905, Silver Spring, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$3,035,699	\$4,513,569	-32.74%
Avg Sold Price	\$433,671	\$564,196	-23.13%
Median Sold Price	\$399,999	\$532,500	-24.88%
Units Sold	7	8	-12.50%
Avg Days on Market	74	125	-40.80%
Avg List Price for Solds	\$438,300	\$577,171	-24.06%
Avg SP to OLP Ratio	95.2%	96.9%	-1.77%
Ratio of Avg SP to Avg OLP	95.2%	96.2%	-1.05%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$433,671	\$564,196	-23.13%
Attached Units Sold	0	0	0%
Detached Units Sold	7	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	17	12	41.67%
New Listings	13	8	62.50%
New Under Contracts	7	3	133.33%
New Contingents	1	8	-87.50%
New Pendings	8	11	-27.27%
All Pendings	16	27	-40.74%

Financing (Sold)

Assumption	0
Cash	1
Conventional	5
FHA	1
Other	0
Owner	0
VA	0

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	2
91 to 120	1
121 to 180	1
181 to 360	0
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	1	0
\$300K to \$399,999	0	0	2	0	2	0	0	1	0	0
\$400K to \$499,999	0	0	0	0	2	0	0	3	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	5	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	0	0	0	1	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	2	0	5	0	0	16	1	0
Avg Sold Price	\$0	\$0	\$335,500	\$0	\$472,940	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$564,196	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-16.17%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	0	8	0	0			

Active Detail