

**December 2015**

20910, Silver Spring, MD

**Sold Summary**

	Dec 2015	Dec 2014	% Change
Sold Dollar Volume	\$16,277,550	\$16,131,399	0.91%
Avg Sold Price	\$493,259	\$460,897	7.02%
Median Sold Price	\$490,000	\$499,999	-2.00%
Units Sold	33	35	-5.71%
Avg Days on Market	60	91	-34.07%
Avg List Price for Solds	\$500,573	\$467,694	7.03%
Avg SP to OLP Ratio	96.2%	94.4%	1.96%
Ratio of Avg SP to Avg OLP	95.9%	94.7%	1.23%
Attached Avg Sold Price	\$403,053	\$336,250	19.87%
Detached Avg Sold Price	\$568,431	\$543,995	4.49%
Attached Units Sold	15	14	7.14%
Detached Units Sold	18	21	-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**

	Dec 2015	Dec 2014	% Change
Active Listings	65	60	8.33%
New Listings	20	18	11.11%
New Under Contracts	10	11	-9.09%
New Contingents	8	12	-33.33%
New Pendings	18	23	-21.74%
All Pendings	37	32	15.63%

**Financing (Sold)**

Assumption	0
Cash	4
Conventional	22
FHA	2
Other	1
Owner	0
VA	4

**Days on Market (Sold)**

0	0
1 to 10	3
11 to 20	2
21 to 30	3
31 to 60	11
61 to 90	8
91 to 120	1
121 to 180	5
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	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	1	1	0	4
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	4	4	0	5
\$400K to \$499,999	0	0	3	0	4	1	1	5	2	1
\$500K to \$599,999	0	0	5	0	1	1	0	5	1	1
\$600K to \$799,999	0	0	2	2	2	1	0	9	5	1
\$800K to \$999,999	0	0	0	0	1	0	0	3	2	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
<b>Total</b>	0	0	10	2	8	3	10	28	10	27
Avg Sold Price	\$0	\$0	\$543,425	\$644,950	\$599,688	\$591,833	\$298,040			
Prev Year - Avg Sold Price	\$0	\$0	\$438,400	\$517,000	\$639,991	\$660,000	\$294,208			
Avg Sold % Change	0.00%	0.00%	23.96%	24.75%	-6.30%	-10.33%	1.30%			
Prev Year - # of Solds	0	0	10	1	11	1	12			

**Active 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	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	1	1	0	4
\$200K to \$299,999	0	0	0	0	0	0	4	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	4	4	0	5
\$400K to \$499,999	0	0	3	0	4	1	1	5	2	1
\$500K to \$599,999	0	0	5	0	1	1	0	5	1	1
\$600K to \$799,999	0	0	2	2	2	1	0	9	5	1
\$800K to \$999,999	0	0	0	0	1	0	0	3	2	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
<b>Total</b>	0	0	10	2	8	3	10	28	10	27
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