

January 2018

20910, Silver Spring, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$12,988,700	\$11,477,520	13.17%
Avg Sold Price	\$519,548	\$459,101	13.17%
Median Sold Price	\$545,000	\$462,120	17.93%
Units Sold	25	25	0.00%
Avg Days on Market	64	87	-26.44%
Avg List Price for Solds	\$525,747	\$461,642	13.89%
Avg SP to OLP Ratio	95.0%	96.5%	-1.50%
Ratio of Avg SP to Avg OLP	94.2%	96.2%	-2.16%
Attached Avg Sold Price	\$305,700	\$411,401	-25.69%
Detached Avg Sold Price	\$687,571	\$519,809	32.27%
Attached Units Sold	11	14	-21.43%
Detached Units Sold	14	11	27.27%

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	37	41	-9.76%
New Listings	23	27	-14.81%
New Under Contracts	13	7	85.71%
New Contingents	7	6	16.67%
New Pendings	20	13	53.85%
All Pendings	27	20	35.00%

Financing (Sold)

Assumption	0
Cash	5
Conventional	18
FHA	1
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	5
21 to 30	3
31 to 60	6
61 to 90	1
91 to 120	6
121 to 180	1
181 to 360	1
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	8
\$300K to \$399,999	0	0	1	0	0	0	4	1	0	3
\$400K to \$499,999	0	0	0	0	0	0	0	2	0	5
\$500K to \$599,999	0	0	1	0	2	0	0	6	0	0
\$600K to \$799,999	0	0	1	0	5	1	0	2	0	0
\$800K to \$999,999	0	0	1	0	3	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	4	0	10	1	10	17	1	19
Avg Sold Price	\$0	\$0	\$606,225	\$0	\$720,110	\$762,000	\$260,070			
Prev Year - Avg Sold Price	\$335,000	\$0	\$525,129	\$564,667	\$569,000	\$0	\$369,602			
Avg Sold % Change	0.00%	0.00%	15.44%	0.00%	26.56%	0.00%	-29.64%			
Prev Year - # of Solds	1	0	7	3	3	0	11			

Active Detail