

January 2019

20910, Silver Spring, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$4,319,675	\$12,988,700	-66.74%
Avg Sold Price	\$392,698	\$519,548	-24.42%
Median Sold Price	\$315,000	\$545,000	-42.20%
Units Sold	11	25	-56.00%
Avg Days on Market	115	64	79.69%
Avg List Price for Solds	\$423,280	\$525,747	-19.49%
Avg SP to OLP Ratio	98.4%	95.0%	3.61%
Ratio of Avg SP to Avg OLP	101.8%	94.2%	8.12%
Attached Avg Sold Price	\$325,334	\$305,700	6.42%
Detached Avg Sold Price	\$572,333	\$687,571	-16.76%
Attached Units Sold	8	11	-27.27%
Detached Units Sold	3	14	-78.57%

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	32	37	-13.51%
New Listings	18	23	-21.74%
New Under Contracts	24	13	84.62%
New Contingents	3	7	-57.14%
New Pendings	27	20	35.00%
All Pendings	32	27	18.52%

Financing (Sold)

Assumption	0
Cash	2
Conventional	7
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	0
11 to 20	0
21 to 30	2
31 to 60	3
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	2
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	1
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	3
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	8
\$300K to \$399,999	0	0	0	0	1	0	2	1	0	3
\$400K to \$499,999	0	0	0	0	0	0	1	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	1	1	1	0	0	6	3	0
\$800K to \$999,999	0	0	0	0	0	0	0	4	2	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	1	1	2	0	7	12	5	15
Avg Sold Price	\$0	\$0	\$750,000	\$690,000	\$483,500	\$0	\$273,239			
Prev Year - Avg Sold Price	\$0	\$0	\$606,225	\$0	\$720,110	\$762,000	\$260,070			
Avg Sold % Change	0.00%	0.00%	23.72%	0.00%	-32.86%	0.00%	5.06%			
Prev Year - # of Solds	0	0	4	0	10	1	10			

Active Detail