

January 2018

20912, Takoma Park, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$4,587,000	\$3,832,400	19.69%
Avg Sold Price	\$509,667	\$348,400	46.29%
Median Sold Price	\$450,000	\$385,000	16.88%
Units Sold	9	11	-18.18%
Avg Days on Market	102	105	-2.86%
Avg List Price for Solds	\$519,756	\$361,018	43.97%
Avg SP to OLP Ratio	92.8%	94.2%	-1.51%
Ratio of Avg SP to Avg OLP	91.8%	95.0%	-3.35%
Attached Avg Sold Price	\$229,000	\$256,975	-10.89%
Detached Avg Sold Price	\$544,750	\$400,643	35.97%
Attached Units Sold	1	4	-75.00%
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	16	26	-38.46%
New Listings	16	15	6.67%
New Under Contracts	13	8	62.50%
New Contingents	9	7	28.57%
New Pendings	22	15	46.67%
All Pendings	23	19	21.05%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	1
31 to 60	4
61 to 90	1
91 to 120	0
121 to 180	0
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	0	1	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	1	0	0	4
\$300K to \$399,999	0	0	2	0	0	0	0	1	0	0
\$400K to \$499,999	0	0	1	0	1	0	0	4	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	2	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	4	0	4	0	1	12	0	4
Avg Sold Price	\$0	\$0	\$487,250	\$0	\$602,250	\$0	\$229,000			
Prev Year - Avg Sold Price	\$0	\$319,900	\$360,125	\$0	\$454,667	\$385,000	\$161,500			
Avg Sold % Change	0.00%	0.00%	35.30%	0.00%	32.46%	0.00%	41.80%			
Prev Year - # of Solds	0	1	4	0	3	1	2			

Active Detail