

January 2019

20912, Takoma Park, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$5,959,500	\$4,587,000	29.92%
Avg Sold Price	\$458,423	\$509,667	-10.05%
Median Sold Price	\$480,000	\$450,000	6.67%
Units Sold	13	9	44.44%
Avg Days on Market	57	102	-44.12%
Avg List Price for Solds	\$465,554	\$519,756	-10.43%
Avg SP to OLP Ratio	96.5%	92.8%	3.95%
Ratio of Avg SP to Avg OLP	96.3%	91.8%	4.90%
Attached Avg Sold Price	\$192,125	\$229,000	-16.10%
Detached Avg Sold Price	\$576,778	\$544,750	5.88%
Attached Units Sold	4	1	300.00%
Detached Units Sold	9	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	28	16	75.00%
New Listings	21	16	31.25%
New Under Contracts	14	13	7.69%
New Contingents	3	9	-66.67%
New Pendings	17	22	-22.73%
All Pendings	18	23	-21.74%

Financing (Sold)

Assumption	0
Cash	1
Conventional	10
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	0
31 to 60	5
61 to 90	2
91 to 120	1
121 to 180	2
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	1	0	1
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	2
\$200K to \$299,999	1	0	0	0	0	0	1	1	0	7
\$300K to \$399,999	0	0	0	0	0	0	0	4	0	0
\$400K to \$499,999	0	0	1	0	1	0	0	3	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	5	1	0
\$600K to \$799,999	0	0	1	0	3	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	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	1	0	3	0	5	0	4	17	1	10
Avg Sold Price	\$250,000	\$0	\$540,000	\$0	\$664,200	\$0	\$192,125			
Prev Year - Avg Sold Price	\$0	\$0	\$487,250	\$0	\$602,250	\$0	\$229,000			
Avg Sold % Change	0.00%	0.00%	10.83%	0.00%	10.29%	0.00%	-16.10%			
Prev Year - # of Solds	0	0	4	0	4	0	1			

Active Detail