

2019

20895, Kensington, MD

**Sold Summary**

	2019	2018	% Change
Sold Dollar Volume	\$217,129,129	\$185,027,660	17.35%
Avg Sold Price	\$681,254	\$672,828	1.25%
Median Sold Price	\$635,000	\$619,900	2.44%
Units Sold	316	275	14.91%
Avg Days on Market	32	68	-52.94%
Avg List Price for Solds	\$687,117	\$675,975	1.65%
Avg SP to OLP Ratio	98.0%	98.5%	-0.55%
Ratio of Avg SP to Avg OLP	97.5%	98.1%	-0.66%
Attached Avg Sold Price	\$320,384	\$337,038	-4.94%
Detached Avg Sold Price	\$713,608	\$715,490	-0.26%
Attached Units Sold	26	31	-16.13%
Detached Units Sold	290	244	18.85%

**Financing (Sold)**

Assumption	1
Cash	30
Conventional	257
FHA	3
Other	3
Owner	0
VA	20

**Days on Market (Sold)**

0	7
1 to 10	133
11 to 20	41
21 to 30	23
31 to 60	51
61 to 90	21
91 to 120	16
121 to 180	11
181 to 360	12
361 to 720	1
721+	0

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.

**Sold Detail**

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	6
\$200K to \$299,999	2	0	0	0	0	0	11
\$300K to \$399,999	8	0	6	0	3	0	0
\$400K to \$499,999	5	0	33	0	16	0	0
\$500K to \$599,999	4	0	21	7	25	0	0
\$600K to \$799,999	1	0	36	0	49	0	0
\$800K to \$999,999	0	0	4	0	37	1	0
\$1M to \$2,499,999	0	0	1	0	39	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
<b>Total</b>	20	0	101	7	169	1	18
Avg Sold Price	\$436,700	\$0	\$566,533	\$536,571	\$834,276	\$850,000	\$206,888
Prev Year - Avg Sold Price	\$408,863	\$0	\$569,181	\$525,289	\$815,727	\$418,629	\$193,885
Avg Sold % Change	6.81%	0.00%	-0.47%	2.15%	2.27%	103.04%	6.71%
Prev Year - # of Solds	8	0	86	10	150	5	16