

2019

20905, Silver Spring, MD

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$97,238,571	\$106,798,991	-8.95%
Avg Sold Price	\$504,130	\$515,937	-2.29%
Median Sold Price	\$495,000	\$488,800	1.27%
Units Sold	194	207	-6.28%
Avg Days on Market	27	72	-62.50%
Avg List Price for Solds	\$506,450	\$519,839	-2.58%
Avg SP to OLP Ratio	98.7%	98.2%	0.54%
Ratio of Avg SP to Avg OLP	98.5%	98.5%	-0.05%
Attached Avg Sold Price	\$289,850	\$275,756	5.11%
Detached Avg Sold Price	\$526,297	\$536,057	-1.82%
Attached Units Sold	18	16	12.50%
Detached Units Sold	176	191	-7.85%

Financing (Sold)

Assumption	0
Cash	14
Conventional	141
FHA	24
Other	3
Owner	0
VA	11

Days on Market (Sold)

0	1
1 to 10	85
11 to 20	36
21 to 30	20
31 to 60	19
61 to 90	12
91 to 120	8
121 to 180	6
181 to 360	5
361 to 720	2
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	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	1	7	1	2	0	0	0
\$300K to \$399,999	1	0	8	8	5	1	0
\$400K to \$499,999	1	0	11	0	56	0	0
\$500K to \$599,999	0	0	1	0	48	0	0
\$600K to \$799,999	0	0	0	0	40	0	0
\$800K to \$999,999	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	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
Total	3	7	21	10	152	1	0
Avg Sold Price	\$350,259	\$253,843	\$401,789	\$307,650	\$547,249	\$363,900	\$0
Prev Year - Avg Sold Price	\$419,500	\$241,043	\$427,836	\$302,975	\$556,326	\$301,000	\$0
Avg Sold % Change	-16.51%	5.31%	-6.09%	1.54%	-1.63%	20.90%	0.00%
Prev Year - # of Solds	2	7	28	8	161	1	0