

2019

20912, Takoma Park, MD

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$113,308,429	\$98,744,053	14.75%
Avg Sold Price	\$497,764	\$479,340	3.84%
Median Sold Price	\$480,000	\$477,500	0.52%
Units Sold	231	206	12.14%
Avg Days on Market	30	61	-50.82%
Avg List Price for Solds	\$492,645	\$476,085	3.48%
Avg SP to OLP Ratio	98.7%	98.5%	0.18%
Ratio of Avg SP to Avg OLP	99.3%	98.7%	0.68%
Attached Avg Sold Price	\$216,538	\$222,441	-2.65%
Detached Avg Sold Price	\$615,809	\$587,415	4.83%
Attached Units Sold	68	61	11.48%
Detached Units Sold	163	145	12.41%

Financing (Sold)

Assumption	0
Cash	26
Conventional	175
FHA	19
Other	2
Owner	1
VA	4

Days on Market (Sold)

0	4
1 to 10	98
11 to 20	34
21 to 30	18
31 to 60	36
61 to 90	17
91 to 120	10
121 to 180	7
181 to 360	7
361 to 720	0
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	10
\$150K to \$199,999	1	0	0	0	0	0	20
\$200K to \$299,999	1	0	3	0	1	0	34
\$300K to \$399,999	3	0	7	0	2	0	2
\$400K to \$499,999	9	1	12	0	15	0	1
\$500K to \$599,999	4	0	18	0	9	0	0
\$600K to \$799,999	1	0	24	0	25	0	0
\$800K to \$999,999	0	0	3	0	18	0	0
\$1M to \$2,499,999	0	0	0	0	7	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	19	1	67	0	77	0	67
Avg Sold Price	\$436,685	\$430,000	\$556,775	\$0	\$709,051	\$0	\$213,352
Prev Year - Avg Sold Price	\$398,953	\$340,000	\$563,013	\$527,500	\$641,949	\$385,000	\$206,823
Avg Sold % Change	9.46%	26.47%	-1.11%	0.00%	10.45%	0.00%	3.16%
Prev Year - # of Solds	15	1	54	2	76	1	57