

May 2016

20814, Bethesda, MD

Sold Summary

	May 2016	May 2015	% Change	
Sold Dollar Volume	\$17,497,623	\$40,527,246	-56.83%	
Avg Sold Price	\$729,068	\$921,074	-20.85%	
Median Sold Price	\$708,000	\$804,750	-12.02%	
Units Sold	24	44	-45.45%	
Avg Days on Market	43	42	2.38%	
Avg List Price for Solds	\$764,901	\$923,878	-17.21%	
Avg SP to OLP Ratio	96.4%	98.6%	-2.23%	
Ratio of Avg SP to Avg OLP	94.4%	98.6%	-4.30%	
Attached Avg Sold Price	\$326,818	\$369,400	-11.53%	
Detached Avg Sold Price	\$1,069,433	\$1,236,316	-13.50%	
Attached Units Sold	11	16	-31.25%	
Detached Units Sold	13	28	-53.57%	

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

	May 2016	May 2015	% Change	
Active Listings	138	111	24.32%	
New Listings	52	69	-24.64%	
New Under Contracts	24	18	33.33%	
New Contingents	33	21	57.14%	
New Pendings	57	39	46.15%	
All Pendings	77	55	40.00%	

Financing (Sold)

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Assumption	0
Cash	8
Conventional	16
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	1
21 to 30	3
31 to 60	2
61 to 90	2
91 to 120	4
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			gs	
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	1	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	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	2	1	0	19
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	1	1	0	7
\$600K to \$799,999	0	0	1	0	5	0	1	8	0	7
\$800K to \$999,999	0	0	0	0	3	0	0	7	0	3
\$1M to \$2,499,999	0	0	0	0	4	0	0	35	5	4
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	2
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	1	0	12	0	11	57	6	75
Avg Sold Price	\$0	\$0	\$747,500	\$0	\$1,096,260	\$0	\$326,818			
Prev Year - Avg Sold Price	\$0	\$565,000	\$592,500	\$0	\$1,285,840	\$825,000	\$322,886			

-14.74%

26

0.00%

1.22%

14



0.00%

0.00%

26.16%

2

0.00%

0

Avg Sold % Change

Prev Year - # of Solds