## 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)

| 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 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 26.16\% | 0.00\% | -14.74\% | 0.00\% | 1.22\% |  |  |  |
| Prev Year - \# of Solds | 0 | 1 | 2 | 0 | 26 | 1 | 14 |  |  |  |

