January 2018
20814, Bethesda, MD

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 20,943,750$ | $\$ 24,890,433$ | $-15.86 \%$ |
| Avg Sold Price | $\$ 805,529$ | $\$ 957,324$ | $-15.86 \%$ |
| Median Sold Price | $\$ 654,250$ | $\$ 708,000$ | $-7.59 \%$ |
| Units Sold | 26 | 26 | $0.00 \%$ |
| Avg Days on Market | 76 | 61 | $24.59 \%$ |
| Avg List Price for Solds | $\$ 830,257$ | $\$ 985,242$ | $-15.73 \%$ |
| Avg SP to OLP Ratio | $95.8 \%$ | $95.3 \%$ | $0.60 \%$ |
| Ratio of Avg SP to Avg OLP | $97.7 \%$ | $96.5 \%$ | $1.25 \%$ |
| Attached Avg Sold Price | $\$ 488,804$ | $\$ 899,348$ | $-45.65 \%$ |
| Detached Avg Sold Price | $\$ 1,175,042$ | $\$ 999,840$ | $17.52 \%$ |
| Attached Units Sold | 14 | 11 | $27.27 \%$ |
| Detached Units Sold | 12 | 15 | $-20.00 \%$ |

## 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

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 96 | 116 | $-17.24 \%$ |
| New Listings | 42 | 58 | $-27.59 \%$ |
| New Under Contracts | 13 | 8 | $62.50 \%$ |
| New Contingents | 14 | 18 | $-22.22 \%$ |
| New Pendings | 27 | 26 | $3.85 \%$ |
| All Pendings | 40 | 48 | $-16.67 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 18 |
| FHA | 1 |
| Other | 3 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 1 |
| 21 to 30 | 3 |
| 31 to 60 | 2 |
| 61 to 90 | 7 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | 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 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 8 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 8 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 0 | 9 |
| \$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 | 0 | 1 | 3 |
| \$600K to \$799,999 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 7 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 8 | 1 | 1 | 22 | 5 | 14 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 4 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 0 | 0 | 11 | 1 | 13 | 29 | 7 | 60 |
| Avg Sold Price | \$715,000 | \$0 | \$0 | \$0 | \$1,216,864 | \$1,199,450 | \$434,138 |  |  |  |
| Prev Year - Avg Sold Price | \$679,000 | \$556,700 | \$595,750 | \$0 | \$1,093,925 | \$0 | \$933,613 |  |  |  |
| Avg Sold \% Change | 5.30\% | 0.00\% | 0.00\% | 0.00\% | 11.24\% | 0.00\% | -53.50\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 2 | 0 | 12 | 0 | 10 |  |  |  |

