January 2019
20814, Bethesda, MD

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 13,369,746$ | $\$ 20,943,750$ | $-36.16 \%$ |
| Avg Sold Price | $\$ 742,764$ | $\$ 805,529$ | $-7.79 \%$ |
| Median Sold Price | $\$ 674,500$ | $\$ 654,250$ | $3.10 \%$ |
| Units Sold | 18 | 26 | $-30.77 \%$ |
| Avg Days on Market | 77 | 76 | $1.32 \%$ |
| Avg List Price for Solds | $\$ 754,272$ | $\$ 830,257$ | $-9.15 \%$ |
| Avg SP to OLP Ratio | $93.4 \%$ | $95.8 \%$ | $-2.54 \%$ |
| Ratio of Avg SP to Avg OLP | $94.8 \%$ | $97.7 \%$ | $-2.98 \%$ |
| Attached Avg Sold Price | $\$ 476,373$ | $\$ 488,804$ | $-2.54 \%$ |
| Detached Avg Sold Price | $\$ 1,161,378$ | $\$ 1,175,042$ | $-1.16 \%$ |
| Attached Units Sold | 11 | 14 | $-21.43 \%$ |
| Detached Units Sold | 7 | 12 | $-41.67 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- $\mathrm{LP}=$ List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 93 | 96 | $-3.13 \%$ |
| New Listings | 54 | 42 | $28.57 \%$ |
| New Under Contracts | 17 | 13 | $30.77 \%$ |
| New Contingents | 10 | 14 | $-28.57 \%$ |
| New Pendings | 27 | 27 | $0.00 \%$ |
| All Pendings | 36 | 40 | $-10.00 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 14 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

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

## Sold Detail



