

May 2016

20815, Chevy Chase, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$38,081,200	\$44,168,260	-13.78%
Avg Sold Price	\$1,057,811	\$960,180	10.17%
Median Sold Price	\$939,450	\$841,500	11.64%
Units Sold	36	46	-21.74%
Avg Days on Market	40	35	14.29%
Avg List Price for Solds	\$1,080,564	\$957,120	12.90%
Avg SP to OLP Ratio	97.7%	98.4%	-0.76%
Ratio of Avg SP to Avg OLP	96.6%	97.8%	-1.22%
Attached Avg Sold Price	\$632,817	\$547,713	15.54%
Detached Avg Sold Price	\$1,270,308	\$1,277,462	-0.56%
Attached Units Sold	12	20	-40.00%
Detached Units Sold	24	26	-7.69%

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	132	94	40.43%
New Listings	62	78	-20.51%
New Under Contracts	20	34	-41.18%
New Contingents	21	22	-4.55%
New Pending	41	56	-26.79%
All Pending	71	79	-10.13%

Financing (Sold)

Assumption	0
Cash	5
Conventional	28
FHA	0
Other	3
Owner	0
VA	1

Days on Market (Sold)

0	4
1 to 10	15
11 to 20	6
21 to 30	2
31 to 60	3
61 to 90	2
91 to 120	0
121 to 180	4
181 to 360	0
361 to 720	1
721+	0

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	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	1	0	1	0	3
\$600K to \$799,999	0	0	2	0	0	0	6
\$800K to \$999,999	0	0	2	0	4	0	0
\$1M to \$2,499,999	0	0	1	0	12	0	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	6	0	18	0	12
Avg Sold Price	\$0	\$0	\$780,167	\$0	\$1,433,689	\$0	\$632,817
Prev Year - Avg Sold Price	\$0	\$0	\$956,125	\$0	\$1,420,278	\$0	\$547,713
Avg Sold % Change	0.00%	0.00%	-18.40%	0.00%	0.94%	0.00%	15.54%
Prev Year - # of Solds	0	0	8	0	18	0	20

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	2	2
0	0	0
0	0	0
0	0	0
0	0	14
0	0	13
1	0	4
1	0	8
3	0	12
7	0	0
52	0	6
6	0	0
0	0	1
70	2	60