

January 2018
20815, Chevy Chase, MD

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$18,420,000	\$28,720,250	-35.86%
Avg Sold Price	\$767,500	\$1,025,723	-25.17%
Median Sold Price	\$641,250	\$820,000	-21.80%
Units Sold	24	28	-14.29%
Avg Days on Market	54	81	-33.33%
Avg List Price for Solds	\$773,375	\$1,065,425	-27.41%
Avg SP to OLP Ratio	95.6%	93.3%	2.45%
Ratio of Avg SP to Avg OLP	98.0%	92.8%	5.59%
Attached Avg Sold Price	\$481,471	\$756,271	-36.34%
Detached Avg Sold Price	\$1,462,143	\$1,227,813	19.09%
Attached Units Sold	17	12	41.67%
Detached Units Sold	7	16	-56.25%

- 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.

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	2	1
\$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	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	10
\$300K to \$399,999	0	0	0	0	0	0	3	0	1	6
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	2	0	0	0	5	4	0	8
\$800K to \$999,999	0	0	0	0	1	0	2	1	0	0
\$1M to \$2,499,999	0	0	1	0	3	0	0	16	5	11
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	10	0	3
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	4	0	17	31	8	50
Avg Sold Price	\$0	\$0	\$835,000	\$0	\$1,932,500	\$0	\$481,471			
Prev Year - Avg Sold Price	\$0	\$0	\$625,000	\$0	\$1,268,000	\$0	\$756,271			
Avg Sold % Change	0.00%	0.00%	33.60%	0.00%	52.41%	0.00%	-36.34%			
Prev Year - # of Solds	0	0	1	0	15	0	12			

Inventory

	Jan 2018	Jan 2017	% Change
Active Listings	89	98	-9.18%
New Listings	29	46	-36.96%
New Under Contracts	11	18	-38.89%
New Contingents	8	11	-27.27%
New Pendings	19	29	-34.48%
All Pendings	24	38	-36.84%

Financing (Sold)

Assumption	0
Cash	9
Conventional	15
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

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

Active Detail