

January 2019

20815, Chevy Chase, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$26,005,650	\$18,420,000	41.18%
Avg Sold Price	\$1,182,075	\$767,500	54.02%
Median Sold Price	\$844,250	\$641,250	31.66%
Units Sold	22	24	-8.33%
Avg Days on Market	61	54	12.96%
Avg List Price for Solds	\$1,198,775	\$773,375	55.01%
Avg SP to OLP Ratio	95.9%	95.6%	0.24%
Ratio of Avg SP to Avg OLP	94.0%	98.0%	-4.13%
Attached Avg Sold Price	\$438,125	\$481,471	-9.00%
Detached Avg Sold Price	\$1,607,189	\$1,462,143	9.92%
Attached Units Sold	8	17	-52.94%
Detached Units Sold	14	7	100.00%

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 2019	Jan 2018	% Change
Active Listings	84	89	-5.62%
New Listings	41	29	41.38%
New Under Contracts	17	11	54.55%
New Contingents	8	8	0.00%
New Pending	25	19	31.58%
All Pending	35	24	45.83%

Financing (Sold)

Assumption	0
Cash	4
Conventional	15
FHA	1
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	4
11 to 20	0
21 to 30	3
31 to 60	7
61 to 90	0
91 to 120	3
121 to 180	2
181 to 360	3
361 to 720	0
721+	0

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	2	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	10
\$400K to \$499,999	0	0	0	0	0	0	1	0	0	5
\$500K to \$599,999	0	0	1	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	2	0	3	3	0	7
\$800K to \$999,999	0	0	1	0	1	0	0	3	0	1
\$1M to \$2,499,999	0	0	0	0	7	0	0	22	2	7
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	12	0	8	35	4	44
Avg Sold Price	\$0	\$0	\$775,000	\$0	\$1,745,888	\$0	\$438,125			
Prev Year - Avg Sold Price	\$0	\$0	\$835,000	\$0	\$1,932,500	\$0	\$481,471			
Avg Sold % Change	0.00%	0.00%	-7.19%	0.00%	-9.66%	0.00%	-9.00%			
Prev Year - # of Solds	0	0	3	0	4	0	17			

Active Detail