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 Pendings | 25 | 19 | $31.58 \%$ |
| All Pendings | 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 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |

