

May 2016

20816, Bethesda, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$42,292,650	\$17,955,000	135.55%
Avg Sold Price	\$1,057,316	\$1,056,176	0.11%
Median Sold Price	\$1,006,000	\$920,000	9.35%
Units Sold	40	17	135.29%
Avg Days on Market	22	32	-31.25%
Avg List Price for Solds	\$1,063,801	\$1,073,265	-0.88%
Avg SP to OLP Ratio	98.8%	97.7%	1.13%
Ratio of Avg SP to Avg OLP	98.6%	97.5%	1.14%
Attached Avg Sold Price	\$629,425	\$728,250	-13.57%
Detached Avg Sold Price	\$1,164,289	\$1,099,900	5.85%
Attached Units Sold	8	2	300.00%
Detached Units Sold	32	15	113.33%

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	52	39	33.33%
New Listings	33	36	-8.33%
New Under Contracts	18	13	38.46%
New Contingents	13	9	44.44%
New Pendings	31	22	40.91%
All Pendings	51	39	30.77%

Financing (Sold)

Assumption	0
Cash	5
Conventional	35
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	5
21 to 30	4
31 to 60	7
61 to 90	1
91 to 120	1
121 to 180	2
181 to 360	3
361 to 720	0
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	1
\$300K to \$399,999	0	0	0	0	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	3	0	2	0	1
\$800K to \$999,999	0	0	5	0	3	0	1
\$1M to \$2,499,999	0	0	1	1	18	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	9	1	23	0	7
Avg Sold Price	\$0	\$0	\$874,333	\$1,565,000	\$1,277,750	\$0	\$495,771
Prev Year - Avg Sold Price	\$680,000	\$0	\$800,833	\$0	\$1,219,636	\$0	\$728,250
Avg Sold % Change	0.00%	0.00%	9.18%	0.00%	4.76%	0.00%	-31.92%
Prev Year - # of Solds	1	0	3	0	11	0	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	2
1	0	2
1	0	0
2	0	1
4	0	0
36	0	0
2	0	0
1	0	0
47	0	5