January 2018 20816, Bethesda, MD

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 11,026,798$ | $\$ 12,338,000$ | $-10.63 \%$ |
| Avg Sold Price | $\$ 918,900$ | $\$ 1,028,167$ | $-10.63 \%$ |
| Median Sold Price | $\$ 833,149$ | $\$ 1,070,000$ | $-22.14 \%$ |
| Units Sold | 12 | 12 | $0.00 \%$ |
| Avg Days on Market | 59 | 37 | $59.46 \%$ |
| Avg List Price for Solds | $\$ 938,058$ | $\$ 1,071,900$ | $-12.49 \%$ |
| Avg SP to OLP Ratio | $98.1 \%$ | $96.2 \%$ | $2.00 \%$ |
| Ratio of Avg SP to Avg OLP | $96.8 \%$ | $95.4 \%$ | $1.51 \%$ |
| Attached Avg Sold Price | $\$ 541,250$ | $\$ 430,000$ | $25.87 \%$ |
| Detached Avg Sold Price | $\$ 1,107,725$ | $\$ 1,327,250$ | $-16.54 \%$ |
| Attached Units Sold | 4 | 4 | $0.00 \%$ |
| Detached Units Sold | 8 | 8 | $0.00 \%$ |

## 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 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 20 | 41 | $-51.22 \%$ |
| New Listings | 12 | 34 | $-64.71 \%$ |
| New Under Contracts | 7 | 8 | $-12.50 \%$ |
| New Contingents | 7 | 8 | $-12.50 \%$ |
| New Pendings | 14 | 16 | $-12.50 \%$ |
| All Pendings | 19 | 22 | $-13.64 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 3 |
| Conventional | 8 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

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

## 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 | 0 | 0 |
| \$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 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 1 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 4 | 0 | 1 | 0 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 13 | 1 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 1 | 0 | 7 | 0 | 4 | 15 | 1 | 4 |
| Avg Sold Price | \$0 | \$0 | \$831,298 | \$0 | \$1,147,214 | \$0 | \$541,250 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$1,327,250 | \$0 | \$430,000 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | -13.56\% | 0.00\% | 25.87\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 0 | 8 | 0 | 4 |  |  |  |

