January 2019
20816, Bethesda, MD

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,775,000$ | $\$ 11,026,798$ | $43.06 \%$ |
| Avg Sold Price | $\$ 1,126,786$ | $\$ 918,900$ | $22.62 \%$ |
| Median Sold Price | $\$ 1,074,500$ | $\$ 833,149$ | $28.97 \%$ |
| Units Sold | 14 | 12 | $16.67 \%$ |
| Avg Days on Market | 51 | 59 | $-13.56 \%$ |
| Avg List Price for Solds | $\$ 1,154,921$ | $\$ 938,058$ | $23.12 \%$ |
| Avg SP to OLP Ratio | $95.4 \%$ | $98.1 \%$ | $-2.76 \%$ |
| Ratio of Avg SP to Avg OLP | $94.6 \%$ | $96.8 \%$ | $-2.32 \%$ |
| Attached Avg Sold Price | $\$ 409,750$ | $\$ 541,250$ | $-24.30 \%$ |
| Detached Avg Sold Price | $\$ 1,246,292$ | $\$ 1,107,725$ | $12.51 \%$ |
| Attached Units Sold | 2 | 4 | $-50.00 \%$ |
| Detached Units Sold | 12 | 8 | $50.00 \%$ |
|  |  |  |  |

## 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 | 29 | 20 | $45.00 \%$ |
| New Listings | 19 | 12 | $58.33 \%$ |
| New Under Contracts | 11 | 7 | $57.14 \%$ |
| New Contingents | 4 | 7 | $-42.86 \%$ |
| New Pendings | 15 | 14 | $7.14 \%$ |
| All Pendings | 17 | 19 | $-10.53 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 1 |
| Conventional | 12 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

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

## Sold Detail



