January 2018
20817, Bethesda, MD

## Sold Summary

|  | Jan 2018 | Jan 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 27,121,000$ | $\$ 26,455,900$ | $2.51 \%$ |
| Avg Sold Price | $\$ 874,871$ | $\$ 1,017,535$ | $-14.02 \%$ |
| Median Sold Price | $\$ 820,000$ | $\$ 860,000$ | $-4.65 \%$ |
| Units Sold | 31 | 26 | $19.23 \%$ |
| Avg Days on Market | 49 | 67 | $-26.87 \%$ |
| Avg List Price for Solds | $\$ 898,403$ | $\$ 1,049,104$ | $-14.36 \%$ |
| Avg SP to OLP Ratio | $95.0 \%$ | $93.6 \%$ | $1.47 \%$ |
| Ratio of Avg SP to Avg OLP | $93.3 \%$ | $90.9 \%$ | $2.70 \%$ |
| Attached Avg Sold Price | $\$ 288,167$ | $\$ 274,833$ | $4.85 \%$ |
| Detached Avg Sold Price | $\$ 1,015,680$ | $\$ 1,114,409$ | $-8.86 \%$ |
| Attached Units Sold | 6 | 3 | $100.00 \%$ |
| Detached Units Sold | 25 | 23 | $8.70 \%$ |
|  |  |  |  |

## 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 | 94 | 123 | $-23.58 \%$ |
| New Listings | 40 | 53 | $-24.53 \%$ |
| New Under Contracts | 16 | 18 | $-11.11 \%$ |
| New Contingents | 13 | 24 | $-45.83 \%$ |
| New Pendings | 29 | 42 | $-30.95 \%$ |
| All Pendings | 35 | 53 | $-33.96 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 20 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 4 |
| 21 to 30 | 3 |
| 31 to 60 | 2 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 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 | 2 | 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 | 2 | 0 | 0 | 4 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 4 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 3 | 0 | 5 | 0 | 0 | 9 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 5 | 0 | 0 | 4 | 2 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 1 | 0 | 9 | 0 | 0 | 46 | 4 | 4 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 2 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Total | 0 | 0 | 6 | 0 | 19 | 0 | 6 | 71 | 8 | 15 |
| Avg Sold Price | \$0 | \$0 | \$800,000 | \$0 | \$1,083,789 | \$0 | \$288,167 |  |  |  |
| Prev Year - Avg Sold Price | \$233,000 | \$0 | \$1,160,000 | \$0 | \$1,154,210 | \$0 | \$274,833 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | -31.03\% | 0.00\% | -6.10\% | 0.00\% | 4.85\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 1 | 0 | 21 | 0 | 3 |  |  |  |

