

January 2019

20817, Bethesda, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$21,214,000	\$27,121,000	-21.78%
Avg Sold Price	\$1,010,190	\$874,871	15.47%
Median Sold Price	\$915,000	\$820,000	11.59%
Units Sold	21	31	-32.26%
Avg Days on Market	71	49	44.90%
Avg List Price for Solds	\$1,037,867	\$898,403	15.52%
Avg SP to OLP Ratio	95.3%	95.0%	0.28%
Ratio of Avg SP to Avg OLP	95.3%	93.3%	2.12%
Attached Avg Sold Price	\$504,167	\$288,167	74.96%
Detached Avg Sold Price	\$1,212,600	\$1,015,680	19.39%
Attached Units Sold	6	6	0.00%
Detached Units Sold	15	25	-40.00%

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	105	94	11.70%
New Listings	64	40	60.00%
New Under Contracts	18	16	12.50%
New Contingents	24	13	84.62%
New Pendings	42	29	44.83%
All Pendings	54	35	54.29%

Financing (Sold)

Assumption	0
Cash	1
Conventional	17
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	3
11 to 20	5
21 to 30	1
31 to 60	4
61 to 90	2
91 to 120	3
121 to 180	0
181 to 360	3
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	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	3	1	0	5
\$300K to \$399,999	0	0	0	0	0	0	0	1	0	3
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	1	3	1	0	7	3	0
\$800K to \$999,999	0	0	1	0	1	1	0	7	3	0
\$1M to \$2,499,999	0	0	1	0	8	0	0	51	1	3
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	11	0	2
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	0	0	2	1	13	2	3	84	7	14
Avg Sold Price	\$0	\$0	\$1,019,750	\$695,000	\$1,242,269	\$816,500	\$232,333			
Prev Year - Avg Sold Price	\$0	\$0	\$800,000	\$0	\$1,083,789	\$0	\$288,167			
Avg Sold % Change	0.00%	0.00%	27.47%	0.00%	14.62%	0.00%	-19.38%			
Prev Year - # of Solds	0	0	6	0	19	0	6			

Active Detail