

May 2016

20852, Rockville, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$28,076,145	\$23,198,477	21.03%
Avg Sold Price	\$467,936	\$504,315	-7.21%
Median Sold Price	\$393,500	\$472,450	-16.71%
Units Sold	60	46	30.43%
Avg Days on Market	29	27	7.41%
Avg List Price for Solds	\$470,832	\$513,391	-8.29%
Avg SP to OLP Ratio	98.6%	96.8%	1.87%
Ratio of Avg SP to Avg OLP	98.1%	96.9%	1.23%
Attached Avg Sold Price	\$354,884	\$490,505	-27.65%
Detached Avg Sold Price	\$711,889	\$539,369	31.99%
Attached Units Sold	41	33	24.24%
Detached Units Sold	19	13	46.15%

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	107	140	-23.57%
New Listings	85	97	-12.37%
New Under Contracts	36	32	12.50%
New Contingents	33	33	0.00%
New Pendings	69	65	6.15%
All Pendings	84	82	2.44%

Financing (Sold)

Assumption	0
Cash	11
Conventional	42
FHA	0
Other	6
Owner	1
VA	3

Days on Market (Sold)

0	1
1 to 10	25
11 to 20	6
21 to 30	12
31 to 60	13
61 to 90	0
91 to 120	1
121 to 180	2
181 to 360	3
361 to 720	0
721+	1

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	0	0	1
\$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	1	0	0	0	0	0	6	0	0	6
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	23
\$300K to \$399,999	0	0	0	0	2	0	15	7	0	14
\$400K to \$499,999	1	0	2	0	2	1	7	2	0	5
\$500K to \$599,999	0	0	0	0	2	0	2	1	0	18
\$600K to \$799,999	0	0	0	1	2	1	1	2	8	3
\$800K to \$999,999	0	0	0	0	4	0	0	6	2	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	7	1	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	2	1	15	2	38	25	11	71
Avg Sold Price	\$299,000	\$0	\$419,000	\$703,500	\$805,993	\$567,500	\$334,520			
Prev Year - Avg Sold Price	\$0	\$0	\$409,686	\$602,500	\$690,667	\$937,500	\$427,867			
Avg Sold % Change	0.00%	0.00%	2.27%	16.76%	16.70%	-39.47%	-21.82%			
Prev Year - # of Solds	0	0	7	6	6	2	25			

Active Detail