January 2019
20852, Rockville, MD

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,561,400$ | $\$ 16,824,900$ | $-66.95 \%$ |
| Avg Sold Price | $\$ 347,588$ | $\$ 542,739$ | $-35.96 \%$ |
| Median Sold Price | $\$ 319,000$ | $\$ 475,000$ | $-32.84 \%$ |
| Units Sold | 16 | 31 | $-48.39 \%$ |
| Avg Days on Market | 46 | 43 | $6.98 \%$ |
| Avg List Price for Solds | $\$ 323,633$ | $\$ 555,972$ | $-41.79 \%$ |
| Avg SP to OLP Ratio | $95.4 \%$ | $96.5 \%$ | $-1.11 \%$ |
| Ratio of Avg SP to Avg OLP | $111.6 \%$ | $96.0 \%$ | $16.28 \%$ |
| Attached Avg Sold Price | $\$ 319,493$ | $\$ 415,500$ | $-23.11 \%$ |
| Detached Avg Sold Price | $\$ 544,250$ | $\$ 718,915$ | $-24.30 \%$ |
| Attached Units Sold | 14 | 18 | $-22.22 \%$ |
| Detached Units Sold | 2 | 13 | $-84.62 \%$ |

## 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 | 93 | 72 | $29.17 \%$ |
| New Listings | 56 | 40 | $40.00 \%$ |
| New Under Contracts | 22 | 21 | $4.76 \%$ |
| New Contingents | 18 | 23 | $-21.74 \%$ |
| New Pendings | 40 | 44 | $-9.09 \%$ |
| All Pendings | 47 | 54 | $-12.96 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 10 |
| FHA | 0 |
| Other | 2 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 3 |
| 11 to 20 | 2 |
| 21 to 30 | 2 |
| 31 to 60 | 3 |
| 61 to 90 | 2 |
| 91 to 120 | 2 |
| 121 to 180 | 2 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 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 | 1 | 2 |
| \$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 | 6 | 0 | 0 | 12 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 16 |
| \$300K to \$399,999 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 13 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 | 13 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 6 |
| \$600K to \$799,999 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 4 | 6 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 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 | 1 | 0 | 0 | 1 | 1 | 0 | 13 | 13 | 10 | 70 |
| Avg Sold Price | \$315,000 | \$0 | \$0 | \$670,000 | \$773,500 | \$0 | \$292,531 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$404,967 | \$608,750 | \$813,100 | \$671,250 | \$308,458 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 10.06\% | -4.87\% | 0.00\% | -5.16\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 3 | 4 | 10 | 2 | 12 |  |  |  |

