

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	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	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			

Active Detail