

# May 2016

20854, Potomac, MD

#### **Sold Summary**

	May 2016	May 2015	% Change	
Sold Dollar Volume	\$74,018,785	\$53,008,100	39.64%	
Avg Sold Price	\$973,931	\$898,442	8.40%	
Median Sold Price	\$850,000	\$785,000	8.28%	
Units Sold	76	59	28.81%	
Avg Days on Market	53	42	26.19%	
Avg List Price for Solds	\$997,038	\$915,535	8.90%	
Avg SP to OLP Ratio	95.7%	96.9%	-1.15%	
Ratio of Avg SP to Avg OLP	94.1%	96.3%	-2.26%	
Attached Avg Sold Price	\$804,493	\$631,322	27.43%	
Detached Avg Sold Price	\$1,012,192	\$946,524	6.94%	
Attached Units Sold	14	9	55.56%	
Detached Units Sold	62	50	24.00%	

#### 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**

	May 2016	May 2015	% Change	
Active Listings	262	268	-2.24%	
New Listings	122	137	-10.95%	
New Under Contracts	36	29	24.14%	
New Contingents	52	57	-8.77%	
New Pendings	88	86	2.33%	
All Pendings	139	148	-6.08%	

#### Financing (Sold)

Assumption	0
Cash	9
Conventional	55
FHA	1
Other	10
Owner	0
VA	0

## Days on Market (Sold)

0	3
1 to 10	19
11 to 20	12
21 to 30	6
31 to 60	12
61 to 90	5
91 to 120	2
121 to 180	6
181 to 360	7
361 to 720	3
721+	0

#### **Sold Detail Active Detail**

	Residential						Condo/Coop Active Listin			igs
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	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	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	3	1
\$500K to \$599,999	0	0	0	2	2	0	0	2	3	0
\$600K to \$799,999	1	0	0	4	19	2	0	31	6	1
\$800K to \$999,999	0	0	0	3	17	0	0	24	3	0
\$1M to \$2,499,999	0	0	0	2	23	1	0	147	8	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	26	0	0
\$5,000,000+	0	0	0	0	0	0	0	7	0	0
Total	1	0	0	11	61	3	0	237	23	2
Avg Sold Price	\$720,000	\$0	\$0	\$797,082	\$1,016,982	\$831,667	\$0			
Prev Year - Avg Sold Price	\$0	\$630,000	\$0	\$625,600	\$946,524	\$622,450	\$679,000			

7.44%

50

33.61%

0.00%



0.00%

0.00%

0.00%

0

27.41%

5

Avg Sold % Change

Prev Year - # of Solds