

January 2018

20854, Potomac, MD

Sold Summary

	Jan 2018	Jan 2017	% Change		
Sold Dollar Volume	\$30,367,265	\$17,227,500	76.27%		
Avg Sold Price	\$979,589	\$906,711	8.04%		
Median Sold Price	\$875,000	\$880,000	-0.57%		
Units Sold	31	19	63.16%		
Avg Days on Market	93	59	57.63%		
Avg List Price for Solds	\$1,046,138	\$946,284	10.55%		
Avg SP to OLP Ratio	91.1%	93.8%	-2.90%		
Ratio of Avg SP to Avg OLP	89.9%	93.2%	-3.57%		
Attached Avg Sold Price	\$704,807	\$704,000	0.11%		
Detached Avg Sold Price	\$1,092,000	\$960,767	13.66%		
Attached Units Sold	9	4	125.00%		
Detached Units Sold	22	15	46.67%		

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 2018	Jan 2017	% Change	
Active Listings	144	168	-14.29%	
New Listings	53	69	-23.19%	
New Under Contracts	16	20	-20.00%	
New Contingents	20	19	5.26%	
New Pendings	36	39	-7.69%	
All Pendings	58	61	-4.92%	

Financing (Sold)

Assumption	0
Cash	7
Conventional	22
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	3
31 to 60	6
61 to 90	4
91 to 120	5
121 to 180	4
181 to 360	4
361 to 720	3
721+	0

Sold Detail Active Detail

0.00%

0

-13.79%

3

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or N	lore BR	All	Res	idential	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	1
\$300K to \$399,999	0	0	0	1	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	1	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	2	0	0	0	0	0	1
\$600K to \$799,999	0	0	0	0	8	1	0	6	1	0
\$800K to \$999,999	1	1	0	1	3	1	0	12	2	0
\$1M to \$2,499,999	0	0	0	0	9	1	0	77	7	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	30	0	0
\$5,000,000+	0	0	0	0	0	0	0	6	0	0
Total	1	1	0	5	21	3	0	132	10	2
Avg Sold Price	\$875,000	\$950,000	\$0	\$536,252	\$1,102,333	\$904,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$622,000	\$960,767	\$950,000	\$0			

14.73%

15

-4.84%

0.00%

0



0.00%

0.00%

Avg Sold % Change

Prev Year - # of Solds