

January 2019

20854, Potomac, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$25,502,938	\$30,367,265	-16.02%
Avg Sold Price	\$1,062,622	\$979,589	8.48%
Median Sold Price	\$880,000	\$875,000	0.57%
Units Sold	24	31	-22.58%
Avg Days on Market	117	93	25.81%
Avg List Price for Solds	\$1,096,539	\$1,046,138	4.82%
Avg SP to OLP Ratio	92.7%	91.1%	1.72%
Ratio of Avg SP to Avg OLP	92.3%	89.9%	2.75%
Attached Avg Sold Price	\$719,500	\$704,807	2.08%
Detached Avg Sold Price	\$1,131,247	\$1,092,000	3.59%
Attached Units Sold	4	9	-55.56%
Detached Units Sold	20	22	-9.09%

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	135	144	-6.25%
New Listings	56	53	5.66%
New Under Contracts	13	16	-18.75%
New Contingents	19	20	-5.00%
New Pending	32	36	-11.11%
All Pending	57	58	-1.72%

Financing (Sold)

Assumption	0
Cash	3
Conventional	18
FHA	1
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	0
31 to 60	8
61 to 90	1
91 to 120	3
121 to 180	3
181 to 360	3
361 to 720	2
721+	2

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	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	1	1	1
\$500K to \$599,999	0	0	0	0	1	0	0	0	2	0
\$600K to \$799,999	0	0	0	2	6	1	0	10	2	0
\$800K to \$999,999	0	0	0	1	2	0	0	14	0	0
\$1M to \$2,499,999	0	0	0	0	11	0	0	78	3	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	17	0	0
\$5,000,000+	0	0	0	0	0	0	0	5	0	0
Total	0	0	0	3	20	1	0	125	8	2
Avg Sold Price	\$0	\$0	\$0	\$747,667	\$1,131,247	\$635,000	\$0			
Prev Year - Avg Sold Price	\$875,000	\$950,000	\$0	\$536,252	\$1,102,333	\$904,000	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	39.42%	2.62%	-29.76%	0.00%			
Prev Year - # of Solds	1	1	0	5	21	3	0			

Active Detail