

January 2019

20895, Kensington, MD

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$4,875,000	\$6,178,400	-21.10%
Avg Sold Price	\$541,667	\$772,300	-29.86%
Median Sold Price	\$455,000	\$544,950	-16.51%
Units Sold	9	8	12.50%
Avg Days on Market	61	76	-19.74%
Avg List Price for Solds	\$551,922	\$795,906	-30.65%
Avg SP to OLP Ratio	96.4%	98.1%	-1.80%
Ratio of Avg SP to Avg OLP	96.8%	94.6%	2.26%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$541,667	\$772,300	-29.86%
Attached Units Sold	0	0	0%
Detached Units Sold	9	8	12.50%

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	35	29	20.69%
New Listings	23	16	43.75%
New Under Contracts	18	5	260.00%
New Contingents	6	7	-14.29%
New Pendings	24	12	100.00%
All Pendings	30	18	66.67%

Financing (Sold)

Assumption	0
Cash	0
Conventional	7
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	0
31 to 60	1
61 to 90	3
91 to 120	1
121 to 180	0
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	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	2
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	4
\$300K to \$399,999	1	0	0	0	0	0	0	2	0	0
\$400K to \$499,999	0	0	3	0	3	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	8	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	5	1	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	5	0	0
\$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
<b>Total</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>2</b>	<b>6</b>
Avg Sold Price	\$390,000	\$0	\$442,333	\$0	\$631,600	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$499,000	\$0	\$1,045,600	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-11.36%	0.00%	-39.59%	0.00%	0.00%			
Prev Year - # of Solds	0	0	4	0	4	0	0			

Active Detail