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 | 0 |
| 121 to 180 | 1 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |
| Total | 1 | 0 | 3 | 0 | 5 | 0 | 0 | 27 | 2 | 6 |
| 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 |  |  |  |

