

May 2016

20910, Silver Spring, MD

Sold Summary

	May 2016	May 2015	% Change		
Sold Dollar Volume	\$16,557,170	\$15,695,959	5.49%		
Avg Sold Price	\$447,491	\$523,199	-14.47%		
Median Sold Price	\$425,000	\$517,550	-17.88%		
Units Sold	37	30	23.33%		
Avg Days on Market	29	39	-25.64%		
Avg List Price for Solds	\$447,838	\$528,827	-15.31%		
Avg SP to OLP Ratio	98.0%	97.9%	0.10%		
Ratio of Avg SP to Avg OLP	98.3%	96.8%	1.53%		
Attached Avg Sold Price	\$313,508	\$341,563	-8.21%		
Detached Avg Sold Price	\$623,344	\$589,248	5.79%		
Attached Units Sold	21	8	162.50%		
Detached Units Sold	16	22	-27.27%		

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	77	85	-9.41%	
New Listings	49	64	-23.44%	
New Under Contracts	31	24	29.17%	
New Contingents	13	28	-53.57%	
New Pendings	44	52	-15.38%	
All Pendings	58	72	-19.44%	

Financing (Sold)

Assumption	0
Cash	4
Conventional	28
FHA	2
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	2	
1 to 10	14	
11 to 20	6	
21 to 30	4	
31 to 60	6	
61 to 90	1	
91 to 120	1	
121 to 180	2	
181 to 360	1	
361 to 720	0	
721+	1	

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or I	More 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	2	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	6
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	15
\$300K to \$399,999	0	0	0	0	0	1	4	4	1	6
\$400K to \$499,999	0	0	1	0	2	0	2	4	1	8
\$500K to \$599,999	0	0	1	0	3	0	0	5	1	2
\$600K to \$799,999	0	0	5	2	2	0	0	12	0	2
\$800K to \$999,999	0	0	0	0	2	0	0	5	2	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	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	0	0	7	2	9	1	18	31	5	41
Avg Sold Price	\$0	\$0	\$596,857	\$698,535	\$643,944	\$395,000	\$266,200			
Prev Year - Avg Sold Price	\$444,000	\$0	\$536,771	\$493,333	\$639,851	\$0	\$250,500			

0.64%

13

0.00%

0

6.27%

5



0.00%

0.00%

0

11.19%

41.60%

3

Avg Sold % Change

Prev Year - # of Solds