January 2019
20910, Silver Spring, MD

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 4,319,675$ | $\$ 12,988,700$ | $-66.74 \%$ |
| Avg Sold Price | $\$ 392,698$ | $\$ 519,548$ | $-24.42 \%$ |
| Median Sold Price | $\$ 315,000$ | $\$ 545,000$ | $-42.20 \%$ |
| Units Sold | 11 | 25 | $-56.00 \%$ |
| Avg Days on Market | 48 | 36 | $33.33 \%$ |
| Avg List Price for Solds | $\$ 423,280$ | $\$ 525,747$ | $-19.49 \%$ |
| Avg SP to OLP Ratio | $98.4 \%$ | $95.0 \%$ | $3.61 \%$ |
| Ratio of Avg SP to Avg OLP | $101.8 \%$ | $94.2 \%$ | $8.12 \%$ |
| Attached Avg Sold Price | $\$ 325,334$ | $\$ 305,700$ | $6.42 \%$ |
| Detached Avg Sold Price | $\$ 572,333$ | $\$ 687,571$ | $-16.76 \%$ |
| Attached Units Sold | 8 | 11 | $-27.27 \%$ |
| Detached Units Sold | 3 | 14 | $-78.57 \%$ |
|  |  |  |  |

## 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 | 32 | 37 | $-13.51 \%$ |
| New Listings | 18 | 23 | $-21.74 \%$ |
| New Under Contracts | 24 | 13 | $84.62 \%$ |
| New Contingents | 3 | 7 | $-57.14 \%$ |
| New Pendings | 27 | 20 | $35.00 \%$ |
| All Pendings | 32 | 27 | $18.52 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 2 |
| Conventional | 7 |
| FHA | 0 |
| Other | 2 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 2 |
| 11 to 20 | 1 |
| 21 to 30 | 1 |
| 31 to 60 | 2 |
| 61 to 90 | 1 |
| 91 to 120 | 2 |
| 121 to 180 | 2 |
| 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 | 1 | 0 | 0 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 8 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 0 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 6 | 3 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 1 | 1 | 2 | 0 | 7 | 12 | 5 | 15 |
| Avg Sold Price | \$0 | \$0 | \$750,000 | \$690,000 | \$483,500 | \$0 | \$273,239 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$606,225 | \$0 | \$720,110 | \$762,000 | \$260,070 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 23.72\% | 0.00\% | -32.86\% | 0.00\% | 5.06\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 4 | 0 | 10 | 1 | 10 |  |  |  |

