

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	0		
121 to 180	2		
181 to 360	2		
361 to 720			
721+			

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	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			

-32.86%

10

0.00%

5.06%

10



0.00%

0.00%

0

23.72%

0.00%

0

Avg Sold % Change

Prev Year - # of Solds