

January 2019

20912, Takoma Park, MD

Sold Summary

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	Jan 2019	Jan 2018	% Change		
Sold Dollar Volume	\$5,959,500	\$4,587,000	29.92%		
Avg Sold Price	\$458,423	\$509,667	-10.05%		
Median Sold Price	\$480,000	\$450,000	6.67%		
Units Sold	13	9	44.44%		
Avg Days on Market	40	59	-32.20%		
Avg List Price for Solds	\$465,554	\$519,756	-10.43%		
Avg SP to OLP Ratio	96.5%	92.8%	3.95%		
Ratio of Avg SP to Avg OLP	96.3%	91.8%	4.90%		
Attached Avg Sold Price	\$192,125	\$229,000	-16.10%		
Detached Avg Sold Price	\$576,778	\$544,750	5.88%		
Attached Units Sold	4	1	300.00%		
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	28	16	75.00%	
New Listings	21	16	31.25%	
New Under Contracts	14	13	7.69%	
New Contingents	3	9	-66.67%	
New Pendings	17	22	-22.73%	
All Pendings	18	23	-21.74%	

Financing (Sold)

Assumption	0
Cash	1
Conventional	10
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	0
21 to 30	3
31 to 60	4
61 to 90	2
91 to 120	2
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

10.83%

4

0.00%

0

	Residential						Condo/Coop	Active Listings		
	2 or	Less BR	3	BR	4 or	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	0	1	0	1
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	2
\$200K to \$299,999	1	0	0	0	0	0	1	1	0	7
\$300K to \$399,999	0	0	0	0	0	0	0	4	0	0
\$400K to \$499,999	0	0	1	0	1	0	0	3	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	5	1	0
\$600K to \$799,999	0	0	1	0	3	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	0	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	1	0	3	0	5	0	4	17	1	10
Avg Sold Price	\$250,000	\$0	\$540,000	\$0	\$664,200	\$0	\$192,125			
Prev Year - Avg Sold Price	\$0	\$0	\$487,250	\$0	\$602,250	\$0	\$229,000			

10.29%

4

0.00%

0

-16.10%



0.00%

0

0.00%

0

Avg Sold % Change

Prev Year - # of Solds