January 2019
20912, Takoma Park, MD

## Sold Summary

|  | 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 |
| $721+$ |  |

## 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 | 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 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 10.83\% | 0.00\% | 10.29\% | 0.00\% | -16.10\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 4 | 0 | 4 | 0 | 1 |  |  |  |

