

2019

20910, Silver Spring, MD

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$214,120,534	\$181,037,454	18.27%
Avg Sold Price	\$526,830	\$515,776	2.14%
Median Sold Price	\$529,000	\$516,000	2.52%
Units Sold	405	351	15.38%
Avg Days on Market	30	52	-42.31%
Avg List Price for Solds	\$528,692	\$518,764	1.91%
Avg SP to OLP Ratio	98.3%	97.8%	0.59%
Ratio of Avg SP to Avg OLP	98.2%	97.6%	0.63%
Attached Avg Sold Price	\$372,740	\$354,268	5.21%
Detached Avg Sold Price	\$663,003	\$636,305	4.20%
Attached Units Sold	190	150	26.67%
Detached Units Sold	215	201	6.97%

Financing (Sold)

Assumption	0
Cash	49
Conventional	321
FHA	7
Other	9
Owner	0
VA	16

Days on Market (Sold)

0	4
1 to 10	162
11 to 20	52
21 to 30	48
31 to 60	60
61 to 90	26
91 to 120	16
121 to 180	22
181 to 360	13
361 to 720	2
721+	0

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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	10
\$150K to \$199,999	0	0	0	0	0	0	20
\$200K to \$299,999	0	1	0	0	0	0	48
\$300K to \$399,999	0	2	2	0	3	0	40
\$400K to \$499,999	0	1	14	4	10	2	24
\$500K to \$599,999	0	0	28	10	19	1	2
\$600K to \$799,999	1	0	43	16	60	2	2
\$800K to \$999,999	0	0	9	3	18	1	0
\$1M to \$2,499,999	0	0	0	0	8	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	4	96	33	118	7	146
Avg Sold Price	\$649,000	\$344,475	\$611,473	\$625,691	\$705,043	\$701,757	\$300,566
Prev Year - Avg Sold Price	\$407,350	\$585,000	\$577,083	\$606,769	\$704,582	\$766,200	\$293,692
Avg Sold % Change	59.32%	-41.12%	5.96%	3.12%	0.07%	-8.41%	2.34%
Prev Year - # of Solds	14	1	75	13	112	10	126