

2014

Germantown, MD

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$315,725,282	\$318,076,108	-0.74%
Avg Sold Price	\$307,126	\$304,379	0.90%
Median Sold Price	\$270,000	\$270,000	0.00%
Units Sold	1,028	1,045	-1.63%
Avg Days on Market	90	83	8.43%
Avg List Price for Solds	\$311,767	\$307,501	1.39%
Avg SP to OLP Ratio	96.4%	98.3%	-1.92%
Ratio of Avg SP to Avg OLP	96.1%	97.4%	-1.39%
Attached Avg Sold Price	\$246,603	\$235,541	4.70%
Detached Avg Sold Price	\$496,473	\$488,836	1.56%
Attached Units Sold	779	761	2.37%
Detached Units Sold	249	284	-12.32%

Financing (Sold)

Assumption	0
Cash	164
Conventional	583
FHA	231
Other	21
Owner	0
VA	37

Days on Market (Sold)

0	9
1 to 10	37
11 to 20	82
21 to 30	119
31 to 60	305
61 to 90	139
91 to 120	116
121 to 180	119
181 to 360	87
361 to 720	19
721+	5

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	3
\$100K to \$149,999	3	4	0	2	0	0	52
\$150K to \$199,999	1	16	0	23	1	4	104
\$200K to \$299,999	3	39	5	218	2	29	102
\$300K to \$399,999	2	1	20	104	58	22	35
\$400K to \$499,999	0	0	8	19	44	2	0
\$500K to \$599,999	0	0	1	0	52	0	0
\$600K to \$799,999	0	0	0	0	31	0	0
\$800K to \$999,999	0	0	0	0	8	0	0
\$1M to \$2,499,999	0	0	0	0	10	0	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	9	60	34	366	206	57	296
Avg Sold Price	\$219,656	\$207,641	\$361,666	\$282,099	\$530,816	\$291,449	\$201,973
Prev Year - Avg Sold Price	\$188,106	\$203,205	\$356,673	\$273,802	\$524,996	\$308,484	\$189,221
Avg Sold % Change	16.77%	2.18%	1.40%	3.03%	1.11%	-5.52%	6.74%
Prev Year - # of Solds	8	67	45	338	231	48	308