

2014
Kensington, MD

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$156,678,769	\$145,168,475	7.93%
Avg Sold Price	\$584,622	\$549,881	6.32%
Median Sold Price	\$530,000	\$508,000	4.33%
Units Sold	268	264	1.52%
Avg Days on Market	67	72	-6.94%
Avg List Price for Solds	\$593,692	\$557,823	6.43%
Avg SP to OLP Ratio	97.0%	96.7%	0.32%
Ratio of Avg SP to Avg OLP	96.9%	96.5%	0.33%
Attached Avg Sold Price	\$237,389	\$214,119	10.87%
Detached Avg Sold Price	\$621,928	\$591,315	5.18%
Attached Units Sold	26	29	-10.34%
Detached Units Sold	242	235	2.98%

Financing (Sold)

Assumption	0
Cash	34
Conventional	189
FHA	16
Other	6
Owner	0
VA	24

Days on Market (Sold)

0	6
1 to 10	20
11 to 20	33
21 to 30	37
31 to 60	74
61 to 90	38
91 to 120	23
121 to 180	21
181 to 360	14
361 to 720	3
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	9
\$150K to \$199,999	0	0	0	0	0	0	7
\$200K to \$299,999	5	0	4	0	1	0	3
\$300K to \$399,999	10	0	15	0	12	0	0
\$400K to \$499,999	3	0	21	6	24	0	0
\$500K to \$599,999	2	0	19	1	9	0	0
\$600K to \$799,999	1	0	14	0	51	0	0
\$800K to \$999,999	0	0	5	0	29	0	0
\$1M to \$2,499,999	0	0	1	0	16	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	21	0	79	7	142	0	19
Avg Sold Price	\$375,626	\$0	\$525,101	\$459,700	\$712,222	\$0	\$155,485
Prev Year - Avg Sold Price	\$446,821	\$0	\$496,729	\$441,717	\$675,842	\$0	\$154,746
Avg Sold % Change	-15.93%	0.00%	5.71%	4.07%	5.38%	0.00%	0.48%
Prev Year - # of Solds	14	0	93	6	128	0	23