

2014

Potomac, MD

Sold Summary

	2014	2013	% Change	
Sold Dollar Volume	\$578,036,527	\$638,911,736	-9.53%	
Avg Sold Price	\$1,034,055	\$1,073,801	-3.70%	
Median Sold Price	\$888,000	\$910,000	-2.42%	
Units Sold	559	595	-6.05%	
Avg Days on Market	94	95	-1.05%	
Avg List Price for Solds	\$1,075,971	\$1,111,667	-3.21%	
Avg SP to OLP Ratio	95.3%	95.7%	-0.44%	
Ratio of Avg SP to Avg OLP	93.5%	93.6%	-0.15%	
Attached Avg Sold Price	\$726,983	\$714,509	1.75%	
Detached Avg Sold Price	\$1,093,763	\$1,142,067	-4.23%	
Attached Units Sold	91	95	-4.21%	
Detached Units Sold	468	500	-6.40%	

Financing (Sold)

Assumption	0	
Cash	92	
Conventional	429	
FHA	9	
Other	14	
Owner	0	
VA	12	

Days on Market (Sold)

0	16
1 to 10	23
11 to 20	49
21 to 30	61
31 to 60	139
61 to 90	94
91 to 120	60
121 to 180	50
181 to 360	48
361 to 720	13
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

	Residential						
	2 or Less BR		3 BR		4 or More BR		All
Price Ranges	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	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	1	3
\$300K to \$399,999	0	0	0	3	0	1	1
\$400K to \$499,999	0	2	1	7	2	1	6
\$500K to \$599,999	0	0	2	11	7	1	1
\$600K to \$799,999	1	0	6	13	139	5	0
\$800K to \$999,999	0	0	3	11	96	6	2
\$1M to \$2,499,999	0	1	3	1	193	13	1
\$2.5M to \$4,999,999	0	0	0	0	15	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	3	15	46	452	28	14
Avg Sold Price	\$710,000	\$712,333	\$810,533	\$659,048	\$1,104,011	\$931,710	\$543,886
Prev Year - Avg Sold Price	\$653,000	\$0	\$834,211	\$632,354	\$1,149,733	\$884,391	\$595,750
Avg Sold % Change	8.73%	0.00%	-2.84%	4.22%	-3.98%	5.35%	-8.71%
Prev Year - # of Solds	2	0	9	48	489	33	14

