

2014

Silver Spring, MD

Sold Summary

	2014	2013	% Change	
Sold Dollar Volume	\$954,568,870	\$924,131,160	3.29%	
Avg Sold Price	\$353,675	\$340,756	3.79%	
Median Sold Price	\$355,000	\$340,000	4.41%	
Units Sold	2,699 2,712		-0.48%	
Avg Days on Market	78	83	-6.02%	
Avg List Price for Solds	\$358,459	\$345,668	3.70%	
Avg SP to OLP Ratio	96.7%	96.9%	-0.21%	
Ratio of Avg SP to Avg OLP	96.5%	96.6%	-0.08%	
Attached Avg Sold Price	\$231,956	\$221,865	4.55%	
Detached Avg Sold Price	\$427,620	\$416,453	2.68%	
Attached Units Sold	1,020	1,055	-3.32%	
Detached Units Sold	1,679	1,657	1.33%	

Financing (Sold)

Assumption	0		
Cash	584		
Conventional	1,567		
FHA	336		
Other	75		
Owner	4		
VA	131		

Days on Market (Sold)

0	41	
1 to 10	171	
11 to 20	277	
21 to 30	384	
31 to 60	704	
61 to 90	389	
91 to 120	217	
121 to 180	274	
181 to 360	207	
361 to 720	33	
721+	7	

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						
Price Ranges	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	12
\$50K to \$99,999	0	0	0	0	0	0	132
\$100K to \$149,999	5	5	1	1	0	1	163
\$150K to \$199,999	10	4	4	18	0	0	139
\$200K to \$299,999	34	13	97	64	60	10	179
\$300K to \$399,999	25	2	234	96	330	21	65
\$400K to \$499,999	3	0	133	37	329	9	20
\$500K to \$599,999	4	0	66	15	165	4	2
\$600K to \$799,999	0	0	36	6	126	2	0
\$800K to \$999,999	0	0	2	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	81	24	573	237	1,025	47	712
Avg Sold Price	\$281,379	\$217,910	\$399,704	\$343,929	\$454,783	\$370,077	\$186,039
Prev Year - Avg Sold Price	\$274,685	\$242,596	\$384,024	\$332,873	\$446,706	\$326,180	\$178,314
Avg Sold % Change	2.44%	-10.18%	4.08%	3.32%	1.81%	13.46%	4.33%
Prev Year - # of Solds	91	25	550	240	1,016	49	741