

2014

Takoma Park, MD

Sold Summary

	2014	2013	% Change						
Sold Dollar Volume	\$84,662,103	\$98,920,456	-14.41%						
Avg Sold Price	\$415,010	\$390,990	6.14%						
Median Sold Price	\$403,500	\$365,000	10.55%						
Units Sold	204	253	-19.37%						
Avg Days on Market	73	94	-22.34%						
Avg List Price for Solds	\$413,979	\$389,410	6.31%						
Avg SP to OLP Ratio	97.8%	98.3%	-0.55%						
Ratio of Avg SP to Avg OLP	98.4%	98.8%	-0.42%						
Attached Avg Sold Price	\$203,899	\$218,268	-6.58%						
Detached Avg Sold Price	\$492,937	\$491,384	0.32%						
Attached Units Sold	55	93	-40.86%						
Detached Units Sold	149	160	-6.88%						

Financing (Sold)

Assumption	0	
Cash	26	
Conventional	156	
FHA	15	
Other	1	
Owner	0	
VA	8	

Days on Market (Sold)

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0	7
1 to 10	18
11 to 20	36
21 to 30	33
31 to 60	39
61 to 90	21
91 to 120	17
121 to 180	13
181 to 360	19
361 to 720	1
721+	2

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		AII
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	1
\$100K to \$149,999	1	0	1	0	0	0	13
\$150K to \$199,999	1	0	3	0	1	0	8
\$200K to \$299,999	1	0	7	0	1	0	29
\$300K to \$399,999	5	0	9	2	17	0	1
\$400K to \$499,999	6	0	20	0	7	1	0
\$500K to \$599,999	2	0	18	0	8	0	0
\$600K to \$799,999	0	0	19	0	19	0	0
\$800K to \$999,999	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	16	0	77	2	56	1	52
Avg Sold Price	\$378,344	\$0	\$488,064	\$379,750	\$532,379	\$403,000	\$193,307
Prev Year - Avg Sold Price	\$366,412	\$0	\$459,769	\$303,000	\$565,254	\$309,250	\$214,320
Avg Sold % Change	3.26%	0.00%	6.15%	25.33%	-5.82%	30.32%	-9.80%
Prev Year - # of Solds	17	0	80	2	63	2	89

