

4th Quarter 2015

Bethesda, MD

Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$232,630,725	\$191,165,785	21.69%
Avg Sold Price	\$912,277	\$849,626	7.37%
Median Sold Price	\$800,000	\$762,000	4.99%
Units Sold	255	225	13.33%
Avg Days on Market	58	58	0.00%
Avg List Price for Solds	\$933,196	\$872,899	6.91%
Avg SP to OLP Ratio	95.3%	95.6%	-0.23%
Ratio of Avg SP to Avg OLP	95.4%	94.9%	0.45%
Attached Avg Sold Price	\$555,101	\$461,649	20.24%
Detached Avg Sold Price	\$1,050,101	\$1,017,667	3.19%
Attached Units Sold	71	68	4.41%
Detached Units Sold	184	157	17.20%

Financing (Sold)

Assumption	1
Cash	50
Conventional	179
FHA	1
Other	18
Owner	1
VA	5

Days on Market (Sold)

0	19
1 to 10	59
11 to 20	27
21 to 30	27
31 to 60	34
61 to 90	24
91 to 120	27
121 to 180	21
181 to 360	15
361 to 720	2
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

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	2	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	3	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	8	0	0	4
\$200K to \$299,999	0	0	0	0	0	0	15	2	0	23
\$300K to \$399,999	0	0	1	0	0	0	15	0	0	14
\$400K to \$499,999	0	0	0	0	0	0	6	0	0	8
\$500K to \$599,999	1	0	1	0	1	0	4	1	1	9
\$600K to \$799,999	2	0	23	2	36	1	7	19	2	3
\$800K to \$999,999	0	0	16	0	30	1	1	17	2	4
\$1M to \$2,499,999	0	0	2	1	66	3	2	93	7	4
\$2.5M to \$4,999,999	0	0	0	0	4	0	2	15	0	6
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	4	0	43	3	137	5	63	152	13	75
Avg Sold Price	\$477,500	\$0	\$773,955	\$941,667	\$1,153,492	\$1,084,000	\$494,717			
Prev Year - Avg Sold Price	\$430,750	\$0	\$748,108	\$869,900	\$1,109,078	\$771,500	\$412,135			
Avg Sold % Change	10.85%	0.00%	3.45%	8.25%	4.00%	40.51%	20.04%			
Prev Year - # of Solds	2	0	36	5	119	3	60			