

4th Quarter 2015

Chevy Chase, MD

Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$84,672,125	\$98,288,378	-13.85%
Avg Sold Price	\$962,183	\$1,080,092	-10.92%
Median Sold Price	\$802,000	\$940,000	-14.68%
Units Sold	88	91	-3.30%
Avg Days on Market	63	44	43.18%
Avg List Price for Solds	\$1,004,048	\$1,107,540	-9.34%
Avg SP to OLP Ratio	95.0%	95.9%	-1.02%
Ratio of Avg SP to Avg OLP	93.4%	95.5%	-2.18%
Attached Avg Sold Price	\$615,761	\$688,755	-10.60%
Detached Avg Sold Price	\$1,190,953	\$1,263,137	-5.71%
Attached Units Sold	35	29	20.69%
Detached Units Sold	53	62	-14.52%

Financing (Sold)

Assumption	0
Cash	25
Conventional	50
FHA	0
Other	10
Owner	0
VA	3

Days on Market (Sold)

0	7
1 to 10	22
11 to 20	12
21 to 30	8
31 to 60	10
61 to 90	7
91 to 120	7
121 to 180	9
181 to 360	4
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	0	2	1
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	5	2	0	8
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	2
\$500K to \$599,999	0	0	1	0	1	0	11	0	0	2
\$600K to \$799,999	0	0	7	0	4	0	7	7	0	7
\$800K to \$999,999	1	0	3	0	6	0	2	1	0	3
\$1M to \$2,499,999	0	0	5	0	24	0	1	25	0	5
\$2.5M to \$4,999,999	0	0	0	0	1	0	1	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	1
Total	1	0	16	0	36	0	35	40	2	32
Avg Sold Price	\$875,000	\$0	\$862,000	\$0	\$1,345,931	\$0	\$615,761			
Prev Year - Avg Sold Price	\$447,500	\$0	\$807,733	\$0	\$1,429,369	\$0	\$688,755			
Avg Sold % Change	95.53%	0.00%	6.72%	0.00%	-5.84%	0.00%	-10.60%			
Prev Year - # of Solds	1	0	15	0	46	0	29			