

4th Quarter 2015
Gaithersburg, MD

Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$178,900,975	\$142,877,719	25.21%
Avg Sold Price	\$416,049	\$423,969	-1.87%
Median Sold Price	\$371,150	\$389,900	-4.81%
Units Sold	430	337	27.60%
Avg Days on Market	72	73	-1.37%
Avg List Price for Solds	\$423,831	\$432,230	-1.94%
Avg SP to OLP Ratio	95.2%	95.6%	-0.41%
Ratio of Avg SP to Avg OLP	95.7%	95.4%	0.25%
Attached Avg Sold Price	\$319,746	\$340,939	-6.22%
Detached Avg Sold Price	\$529,950	\$522,636	1.40%
Attached Units Sold	233	183	27.32%
Detached Units Sold	197	154	27.92%

Financing (Sold)

Assumption	0
Cash	68
Conventional	253
FHA	69
Other	28
Owner	0
VA	12

Days on Market (Sold)

0	8
1 to 10	72
11 to 20	49
21 to 30	35
31 to 60	78
61 to 90	63
91 to 120	41
121 to 180	55
181 to 360	23
361 to 720	5
721+	1

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	1	1	0
\$50K to \$99,999	2	0	0	0	0	0	16	1	0	11
\$100K to \$149,999	1	0	1	0	0	0	19	0	0	17
\$150K to \$199,999	1	0	1	3	0	0	10	0	4	7
\$200K to \$299,999	2	2	5	41	2	4	22	9	29	23
\$300K to \$399,999	0	2	25	29	18	11	21	21	16	12
\$400K to \$499,999	0	1	3	14	29	5	5	22	5	5
\$500K to \$599,999	0	0	8	7	25	6	1	23	9	3
\$600K to \$799,999	0	0	2	6	56	4	1	48	7	1
\$800K to \$999,999	0	0	0	1	15	0	0	25	2	0
\$1M to \$2,499,999	0	0	0	2	1	0	0	8	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	6	5	45	103	146	30	95	160	74	79
Avg Sold Price	\$151,427	\$308,100	\$377,188	\$368,785	\$592,589	\$441,715	\$228,675			
Prev Year - Avg Sold Price	\$475,000	\$323,750	\$321,319	\$388,719	\$576,271	\$456,472	\$231,511			
Avg Sold % Change	-68.12%	-4.83%	17.39%	-5.13%	2.83%	-3.23%	-1.22%			
Prev Year - # of Solds	1	4	32	105	121	14	60			