

1st Quarter 2016

20895, Kensington, MD

Sold Summary

	Q1 2016	Q1 2015	% Change
Sold Dollar Volume	\$31,593,733	\$28,109,799	12.39%
Avg Sold Price	\$535,487	\$520,552	2.87%
Median Sold Price	\$500,000	\$474,900	5.29%
Units Sold	59	54	9.26%
Avg Days on Market	79	69	14.49%
Avg List Price for Solds	\$541,625	\$530,052	2.18%
Avg SP to OLP Ratio	96.6%	96.3%	0.34%
Ratio of Avg SP to Avg OLP	96.4%	95.9%	0.56%
Attached Avg Sold Price	\$176,340	\$211,125	-16.48%
Detached Avg Sold Price	\$608,782	\$545,306	11.64%
Attached Units Sold	10	4	150.00%
Detached Units Sold	49	50	-2.00%

Financing (Sold)

Assumption	0
Cash	8
Conventional	35
FHA	8
Other	8
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	4
21 to 30	3
31 to 60	8
61 to 90	5
91 to 120	7
121 to 180	7
181 to 360	5
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	0	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	7	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	2
\$200K to \$299,999	0	0	2	0	0	0	1	0	0	1
\$300K to \$399,999	0	0	4	0	2	0	0	3	0	0
\$400K to \$499,999	3	0	1	1	6	0	0	9	0	0
\$500K to \$599,999	0	0	8	0	2	0	0	4	0	0
\$600K to \$799,999	0	0	6	0	6	0	0	14	1	0
\$800K to \$999,999	1	0	0	0	5	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	0	21	1	24	0	9	48	1	4
Avg Sold Price	\$567,233	\$0	\$511,924	\$434,000	\$700,458	\$0	\$147,711			
Prev Year - Avg Sold Price	\$354,283	\$0	\$454,876	\$0	\$644,693	\$0	\$211,125			
Avg Sold % Change	60.11%	0.00%	12.54%	0.00%	8.65%	0.00%	-30.04%			
Prev Year - # of Solds	6	0	17	0	27	0	4			