

4th Quarter 2015

Kensington, MD

Sold Summary

	Q4 2015	Q4 2014	% Change
Sold Dollar Volume	\$36,295,414	\$34,806,474	4.28%
Avg Sold Price	\$585,410	\$543,851	7.64%
Median Sold Price	\$532,300	\$445,000	19.62%
Units Sold	62	64	-3.13%
Avg Days on Market	71	54	31.48%
Avg List Price for Solds	\$597,960	\$549,881	8.74%
Avg SP to OLP Ratio	95.0%	96.5%	-1.55%
Ratio of Avg SP to Avg OLP	94.1%	96.1%	-2.11%
Attached Avg Sold Price	\$363,483	\$244,076	48.92%
Detached Avg Sold Price	\$609,188	\$613,030	-0.63%
Attached Units Sold	6	12	-50.00%
Detached Units Sold	56	52	7.69%

Financing (Sold)

Assumption	0
Cash	11
Conventional	39
FHA	1
Other	8
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	17
11 to 20	7
21 to 30	2
31 to 60	13
61 to 90	5
91 to 120	6
121 to 180	5
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	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	1
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	1
\$200K to \$299,999	2	0	1	0	0	0	0	1	0	3
\$300K to \$399,999	1	0	5	0	3	0	1	6	0	0
\$400K to \$499,999	0	0	7	0	6	0	0	7	1	0
\$500K to \$599,999	0	0	2	0	2	0	0	3	0	0
\$600K to \$799,999	0	1	7	1	9	0	0	11	0	0
\$800K to \$999,999	0	0	1	0	7	0	0	5	1	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	6	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	3	1	23	1	30	0	4	39	2	8
Avg Sold Price	\$295,000	\$745,000	\$511,022	\$684,000	\$715,867	\$0	\$187,975			
Prev Year - Avg Sold Price	\$338,580	\$0	\$471,900	\$454,850	\$738,745	\$0	\$138,689			
Avg Sold % Change	-12.87%	0.00%	8.29%	50.38%	-3.10%	0.00%	35.54%			
Prev Year - # of Solds	5	0	17	4	30	0	8			